

Wednesday, 15 April 2026

HORTON HEATH DEVELOPMENT MANAGEMENT COMMITTEE

will meet on
Thursday, 23 April 2026

beginning at

7:00 pm

in the

St James' CofE Primary School, Moorgreen Road, West End, SO30 3EG

TO: Councillor Richard Gomer (Chair)
Councillor Bruce Tennent (Vice-Chair)

Councillor Janice Asman
Councillor Steven Broomfield
Councillor Nicholas Couldrey

Councillor Barry Du-Crow
Councillor Michelle Marsh

Staff Contacts: Laura Johnston, Democratic Services Manager; Tel 02380 688041; Email: laura.johnston@eastleigh.gov.uk

Kitty Budden, Lead Local Area Manager; Tel 023 8068 8418;
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JOANNE CASSAR
Service Director – Governance and Support (Monitoring Officer)

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Members of the public are invited to speak on general items at the start of the meeting, and on individual agenda items at the time the item is discussed. To register please contact the Democratic Services Officer above.

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Support Officers in advance so that all attendees can be notified, and reasonable facilities can be provided. More information can be found [here](#).

Please note that Councillors will be using tablet devices to access meeting papers.

AGENDA

1. Apologies

2. Public Participation

You can submit questions in advance of the meeting to the following email address: democratic.services@eastleigh.gov.uk. The deadline for submissions is **12pm on 22 April 2026**. Please let us know if you wish to attend the meeting.

3. Declarations of Interest

Councillors are invited to declare interests in relation to items of business on the agenda. Any interests declared will be recorded in the Minutes.

4. Minutes (Pages 5 - 8)

To consider the minutes of the meeting held on 17 March 2026.

5. One Horton Heath Public Art Vision (Pages 9 - 84)

6. Planning Guidelines

7. Planning Application - Land between Burnetts Lane and Fir Tree Lane, Eastleigh - F/23/96631 (Pages 85 - 148)

Construction of an internal distributor road and associated footways, cycleways, lighting, landscaping and SuDS basins, and diversion of Public Rights of Way footpaths FOHHF 701 and 702 as part of the One Horton Heath development (proposal constitutes EIA development) (F/23/96631).

8. Planning Application - Land West of Burnetts Lane (The Folds), Horton Heath, Eastleigh, SO30 2HH - RM/25/100614 (Pages 149 - 190)

Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 629 dwellings within Phase 17 (The Folds), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following conditions:

- Condition 16 (Arb Assessment)
- Condition 21 (Design Code Compliance)
- Condition 25 (Refuse)
- Condition 31 (Higher Access Standards)
- Condition 32 (Internal Space Standards)
- Condition 58 (Flood Mitigation)
- Condition 61 (SUDs)
- Condition 64 (EMMP)
- Condition 71 (BNG)
- Condition 72 (New Forest Protected Sites Mitigation)

- Condition 76 (Nutrient Neutrality)
(Outline application subject to Environmental Impact Assessment) (amended description) (RM/25/100614).

9. Planning Application - Land West of Burnetts Lane (The Holme and Homestal), Horton Heath, Eastleigh, SO30 2HH - RM/25/100615 (Pages 191 - 232)

Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 357 dwellings within Phases 13A and 14 (The Holme and Homestal), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following conditions:

- Condition 16 (Arb Assessment)
- Condition 21 (Design Code Compliance)
- Condition 25 (Refuse)
- Condition 31 (Higher Access Standards)
- Condition 32 (Internal Space Standards)
- Condition 35 (Built Heritage)
- Condition 58 (Flood Mitigation)
- Condition 61 (SUDs)
- Condition 64 (EMMP)
- Condition 71 (BNG)
- Condition 72 (New Forest Protected Sites Mitigation)
- Condition 76 (Nutrient Neutrality)

(Outline application subject to Environmental Impact Assessment) (amended description) (RM/25/100615).

DATE OF NEXT MEETING Thursday, 28 May 2026 at 7:00 pm In the St James' CofE Primary School, Moorgreen Road, West End, SO30 3EG

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HORTON HEATH DEVELOPMENT MANAGEMENT COMMITTEE

Tuesday, 17 March 2026 (7:00 pm – 7:54 pm)

PRESENT:

Councillor Gomer (Chair); Councillors Tennent, Broomfield, Couldrey, Du-Crow and Marsh

Apologies for absence were received from Councillor Asman

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

69. PUBLIC PARTICIPATION

There was no public participation on this occasion.

70. DECLARATIONS OF INTEREST

Councillors Broomfield, Couldrey, Marsh and Tennent declared a personal interest in agenda item 8, Financial Management Report, as members of Fair Oak and Horton Heath Parish Council.

71. MINUTES

RESOLVED –

That the minutes of the meeting held on 11 December 2025 be approved as a correct record.

72. PLANNING GUIDELINES

The Senior Planning Officer (Contractor) gave a short presentation on guidelines that had to be taken into account when determining planning applications; in particular the issues that could, and could not, be taken into account. This was set against the broader policy framework.

73. PLANNING APPLICATION - ONE HORTON HEATH - QUOBLEIGH BREACH, HORTON HEATH, FAIR OAK - RM/25/100430

The Committee considered the report of the Head of Development Management (Agenda Item 6) concerning an application for the submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (Reserved Matters Submission) of Outline Planning Permission O/20/89498 for the erection of 269 dwellings within Phase 6 (Quobleigh Breach), with associated public open space, landscaping, and cycle and vehicular parking (RM/25/100430).

An update paper had been published. The Committee requested that update papers are provided earlier so that Councillors have an opportunity to read them ahead of the meeting.

The Committee were updated that:

- Confirmation of Landscape Officer consultation response (no objection)
- Additional clarification of the requirements of condition 21 (Design Code) of the Outline Planning Permission
- Confirmation that whilst not listed as a condition for approval, that the requirements of condition 76 (Nitrate Neutrality) are met.

RESOLVED -

That the Committee approved the reserved matters with conditions as outlined in the committee report and approved the relevant outline planning permission conditions.

[NOTE: The Committee commended the One Horton Heath (OHH) team for responding positively to feedback on the scheme from Councillors and residents and their hard work in delivering this scheme.]

74. PLANNING APPLICATION - ONE HORTON HEATH - UPPER ACRE, HORTON HEATH, FAIR OAK - RM/25/100575

The Committee considered the report of the Head of Development Management (Agenda Item 6) concerning an application for the submission of reserved matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 424 dwellings within Phase 10 (The Upper Acre), with associated public open space, landscaping, and cycle and vehicular parking (RM/25/100575).

The Committee were updated that:

- Confirmation of HCC Local Lead Floor Authority consultation response (no objection) with recommendation (condition 5) subsequently amended to reflect the addition of the Drainage Technical Note.
- Confirmation of Landscape Officer consultation response (no objection) and update of condition 6 (Landscape Matters) to reflect the latest plan revision number.
- Additional clarification of the requirements of condition 21 (Design Code) of the Outline Planning Permission.
- Clarification of parking numbers
- Additional clarification of the requirements of condition 21 (Design Code) of the Outline Planning Permission
- Confirmation that the requirements of condition 76 (Nitrate Neutrality) are met.

RESOLVED –

That the Committee approved the reserved matters with conditions as outlined in the committee report and approved the relevant outline planning permission conditions:

Amended Condition 5 with additional document added:

The development hereby permitted shall be carried out in accordance with the details in the Drainage Strategy (Arch Associates, November 2025) and Designers Response to LLFA comments (Arch Associates, February 2026) (other than where these relate to condition 59 of the Outline Permission O/20/89498) which has been submitted to and approved by the Local Planning Authority in accordance with paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990 and shall be implemented in accordance with the approved details.

Reason: To accord with the submitted Drainage Strategy and ensure that appropriate drainage pathways are formed with suitable flow rates in accordance with Policy DM5 of the Eastleigh Borough Local Plan 2016 – 2036.

Amended Condition 6 with additional plan reference added:

Further to the requirements of conditions 66 and 67 of the Outline Permission O/20/89498 full details of landscaping shall be submitted to and approved in writing within six months of development commencing. The details shall be in broad accordance with the Illustrative Landscape Masterplan (1560-HED-XX-ZZ-DR-L-0100 REV 04), as hereby approved. The details shall include;

- a) planting plans with specification (including cultivation and other operations associated with plant and grass establishment);*
- b) a schedule of plants noting species, plant sizes and proposed numbers/ densities;*
- c) a schedule of tree planting to include the specification of tree planting pits where appropriate with details of any irrigation or drainage infrastructure, tree root barriers (if necessary) to prevent damage or disruption to any proposed hard surfacing or underground services, drains or other infrastructure;*
- d) details of measures to soften the impact of bin stores and sub stations.*
- e) details of the location of below ground services and lighting columns to ensure that conflicts are not created.*
- f) notwithstanding the submitted plans an alternative landscape arrangement in the triangular area to the south of Block 3 (west of Foxwood Road).*

The hard and soft landscaping details shall be accompanied by an implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority and to the appropriate British Standard. Any trees or plants which, within a period of ten years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents and for compliance with Policy DM1 of the Eastleigh Borough Local Plan 2016 – 2036.

[NOTE: (A)The Committee praised the engagement the OHH team had carried out with the residents of Barley Fields and the improvements made to the scheme which had resulted in no objections. The Committee also expressed how impressed they were with the design of the scheme; (B) Councillor Marsh raised the issue of flooding on Burnetts Lane and wanted to ensure that the ditches would be cleared so that the development did not exacerbate the issue.]

75. FINANCIAL MANAGEMENT REPORT

Consideration was given to the report of the Local Area Manager (Agenda Item 8) that set-out a recommendation for expenditure from the Committee's Developers' Contributions.

RESOLVED –

That the Horton Heath Development Management Committee approved the allocation of £440,266.05 in Developer's Contributions to Fair Oak and Horton Heath Parish Council for the provision of a Community Development Officer.

HORTON HEATH DEVELOPMENT MANAGEMENT COMMITTEE

Thursday, 23 April 2026

ONE HORTON HEATH PUBLIC ART VISION

Report of the Lead Local Area Manager

Recommendation:

It is recommended that this Committee approves the adoption of the One Horton Heath (OHH) Public Art Vision in Appendix One.

Summary

This report contains a recommendation to approve the OHH Public Art Vision prepared to support the delivery of public art across the development.

Statutory Powers

Section 1 of the Localism Act 2011 i.e. the Local Authority's general power of competence, including power to act for the benefit of its area or persons resident or present in its area.

Section 106 Town and Country Planning Act 1990.

Strategic Implications

1. The approval of a Public Art Vision will assist Eastleigh Borough Council (the Council) in achieving its corporate aims set out in the Corporate Plan 2023-2026. In particular, the document supports the delivery of a cohesive and impactful public art programme that contributes to the Council's objective to create an excellent environment for all, including a distinct sense of 'place' and identity.

Introduction

2. The Vision outlines a programme of public art projects across the site, which will enable the Council to deliver against the seven key principles of its Public Art Strategy and spend the developer's contributions for public art described in the s106 Agreement. It has been developed by the Council's Public Art Officer and approved by the Public Art Steering Group and Fair Oak and Horton Heath Parish Council, and incorporates findings and suggestions from a public survey. The final draft of the Vision was shared for public consultation in

January 2026 and after reviewing a limited number of responses, no further edits were requested by the Steering Group.

3. The Vision includes background, relevant policy, details of the public survey, guiding principles, the proposed programme, example case studies and the programme budget. It prioritises sustainability and inclusivity and aims to deliver a nationally significant programme of high-quality public art commissioning.

Financial Implications

4. There are no direct financial implications associated with the approval of the Public Art Vision document. Instead, the vision provides direction and a framework for the considerations associated with the spending of the Developer's Contributions secured for public art as approved by this Committee on 11 December 2025, and future Developer's Contributions that will be paid by the Developer at certain milestones during the construction phase. These contributions can only be used for public art and cannot be spent for other purposes.

Risk Assessment

5. No formal risk assessment has been carried out to produce the Public Art Vision. Each individual public art project delivered in the future will have its own bespoke risk assessment.
6. However, without the overarching framework provided by the Vision, the delivery programme is more likely to be delayed and/ or result in piecemeal projects that do not form a cohesive programme across the site.

Equality and Diversity Implications

7. The Equality Act is not relevant to the decision in this report because it is a report dealing with a procedural matter only (i.e. the formal approval of the Vision document).
8. It is considered therefore that for this decision the Equality Duty does not need to be addressed and an Equality Impact Assessment (EqIA) has not been carried out.

Climate Change and Environmental Implications

9. A core theme in the Vision is Sustainability, defined as 'thinking long term about our impact on the environment and how we can make a positive difference to the world around us'. This informs the creation of Artist Briefs and is a guiding principle in decision-making for artist selection.
10. The use and promotion of local resources is also a guiding principle, recognising that sourcing locally can help to reduce carbon emissions.

11. While there is the potential for physical public art structures to have an impact on the environment due to the use of finite resources, the programme provides an opportunity to educate people about environmental matters and encourage positive behavioural shifts that enhance the quality of people's lives and the local environment.

Conclusion

12. The Committee is requested to approve the adoption of the OHH Public Art Vision to ensure a consistent and well-considered programme of public art delivery across the site.

KITTY BUDDEN
LEAD LOCAL AREA MANAGER

Date:	13 April 2026
Contact Officer:	Kitty Budden
Tel No:	02380 688418
e-mail:	kitty.budden@eastleigh.gov.uk
Appendices Attached:	One

LOCAL GOVERNMENT ACT 1972 - SECTION 100D

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information.

None.

Glossary of Terms

OHH – One Horton Heath

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Vision for Public Art at One Horton Heath

December 2025

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Introduction

Eastleigh Borough Council is undertaking One Horton Heath as the Developer as well as the Owner and Local Authority for the site. Taking a long-term view of how to build a sustainable development of new homes and a new community, the Council is holding itself to high standards. It has the same expectations for delivery of high-quality public art, as it would have of an independent property developer but also wants to lead by example in the delivery of its adopted Public Art Strategy 2023 - 2028.

Aims for the One Horton Heath development include innovation; an approach which can be replicated in public art commissioning, going beyond the easy or traditional, and thinking ambitiously about impact.

This Vision sets out a ten-year plan for public art commissioning at One Horton Heath, aligning with the construction timeline for the site and setting out a considered plan for high-quality commissioning which can enable innovation and have meaningful impact.

The Public Art Vision can be considered a sister document to the Design Code for the development. It describes the context; looks at case study examples of public art elsewhere to learn from; sets out some guiding principles and outlines key strands of programme, the timeline for delivery and how the available funds will be spent.

Vision Statement

Public art is a key tool for creating a sense of place at One Horton Heath. We will deliver a nationally significant programme of commissioning which helps to articulate the identity of a new community and strengthens connections with our neighbours.



Background

One Horton Heath is a development by Eastleigh Borough Council, aiming to deliver 2500 homes in total. The Council's priorities for the development include:

- Creating an attractive and healthy place to live
- Ensuring prosperity and economic growth within the community
- Leading the delivery of sustainable development within the Borough
- Providing a wide variety of homes that are genuinely focussed on meeting needs within the area.

The whole development is located within the Fair Oak and Horton Heath Parish; and within the administrative boundaries of the Hedge End, West End and Botley (HEWEB) and Bishopstoke, Fair Oak and Horton Heath (BIFOHH) Local Area Committees (LAC) for the Borough of Eastleigh. The

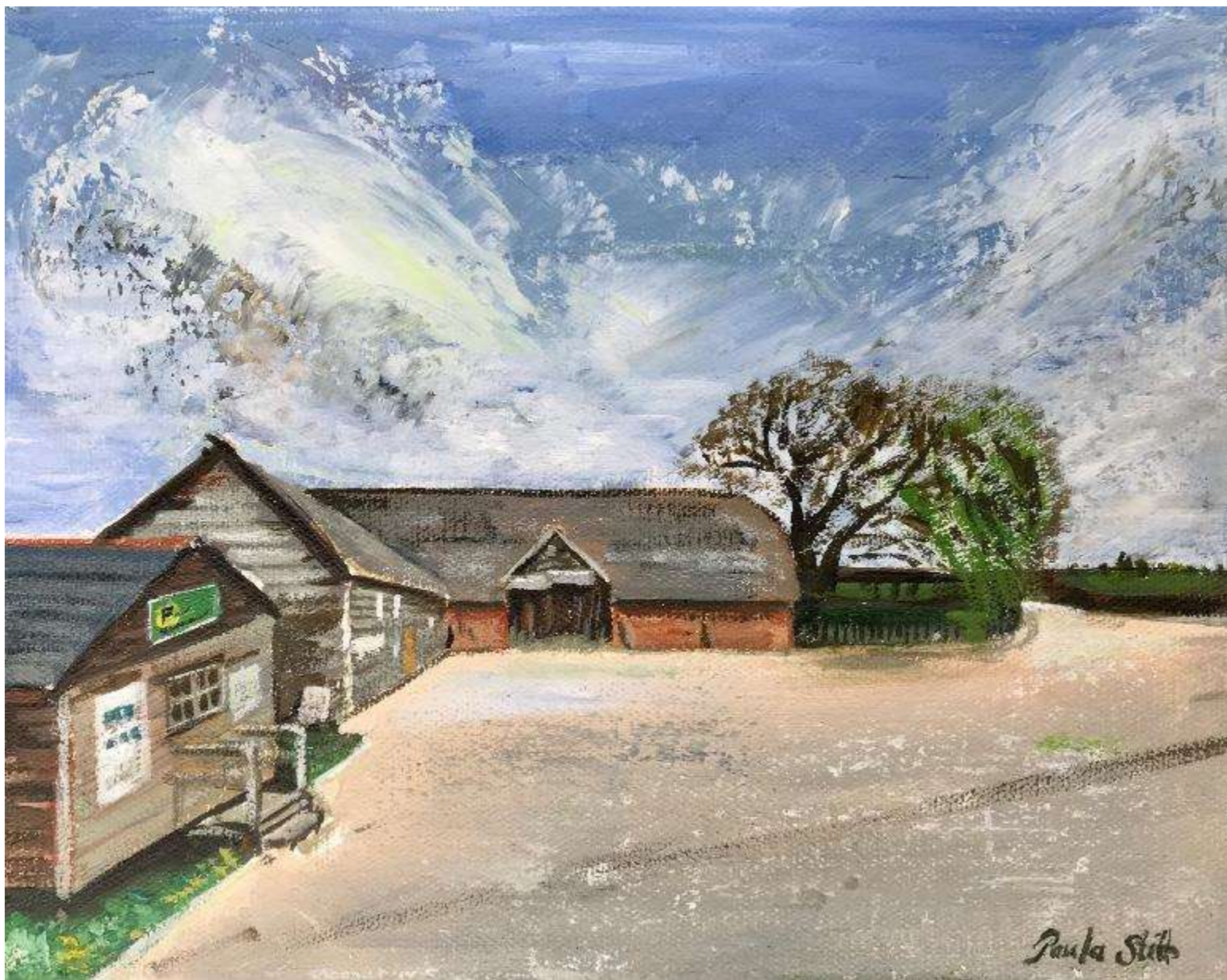
development is therefore subject to approvals by the Horton Heath Development Management Committee (HHDMC) which brings together Councillors from HEWEB and BIFOHH.

The scheme aims to take an 'infrastructure-first' approach: the Council's work on-site so far has included constructing the main link road joining Allington Lane in the north to the Southern Gateway roundabout joining Burnetts Lane and Chalcroft Way; as well as installing ground source heat pumps for housing in the Lower Acre; and ecological initiatives including bat roosts and tree planting.

The Council is developing One Horton Heath in nine phases but by implementing key infrastructure in the early phases it is hoped that many residents will have access to a range of amenities as soon as they move in.

Planning obligations for development within Eastleigh Borough require delivery of public art or a developer's contribution for public art for developments of 10 or more residential units, 1000sqm or more of commercial space, or developments which have a significant impact on the public realm.

Whilst the Developer's Contributions paid for public art are scheduled to be paid in line with the phases of construction, the Council will be guided by this Vision to make early payments if this can help to facilitate commissioning in line with the infrastructure-first approach.



Historic Context

The site of the One Horton Heath development is spread across fields historically used for agriculture, and medieval forest before that (some remnants of which remain). In the north, the Farmhouse at Firtree Farm is the only listed building within the boundary of the development. Firtree Farm was used for producing crops, dairy farming and stabling horses. Other farms including Chalcroft farm (dating back to the medieval period) and Foxholes Farm have been demolished but many of the field boundaries have been retained and inform the layout of the development.

South of the site in neighbouring Hedge End, neolithic and bronze age remains have been found at Dowd's Farm. These have previously been marked with Public Art commissions in Hedge End.

Current Context

Community

One Horton Heath will consist of a mix of open market rented and sale properties and affordable homes. The first of these, within the First Residential Parcel (also known as The Lower Acre) is due for completion in 2027 delivered by Eastleigh Borough Council under the eastbrooke homes banner. 35% of the development is classed as affordable homes, including some which will be retained by the Council as social housing.

An underlying idea within the development is for homes to be designed as tenure-blind so that there is no visible difference between owned/ rental, market rate or affordable housing. This aims to break down prejudices and strengthen community cohesion.

Not unusually for a development of this scale, there has been some opposition to the plans, primarily from neighbouring residents in the villages of Fair Oak and Horton Heath. The public art programme can create opportunities to engage the neighbouring communities in activities which can enhance their lives and build relationships with people moving into the area.

Fair Oak and Horton Heath Parish currently houses around 11,000 residents (10,212 at 2011 census) and whilst only a 15 minute drive from Hedge End town centre and 20 minutes from Eastleigh, the two connecting villages have a more rural feel than the suburbs of the nearest towns.



Fair Oak and Horton Heath Parish Council has 15 elected volunteer Councillors, and 16 members of staff support the management and delivery of community services and facilities at the Parish Offices in Fair Oak, Woodland Community Centre, Horton Heath Community Centre and Lapstone Playing Fields. Additionally, The Fountain Cafe, an independent Community Interest Company uses a new building provided by the Parish Council in New Century Park in 2024, and nearby Fair Oak Village Hall is managed by an independent charity.

Fair Oak benefits from schools for all ages within the village, and there are a good number of community activities for all ages and interests including sports and fitness, uniformed groups, clubs and societies and religious worship.

The new development will include a new Primary School and Sports Field; numerous play areas; and a community building. Following completion of the development, some land ownership and maintenance responsibilities will be transferred to the Parish Council. Public art projects will need to factor in consultation with the Parish staff as key stakeholders if they are to take on long term maintenance of artworks.

Culture & Creative Industries

Whilst it is felt in the Fair Oak and Horton Heath Parish that people involved with sports and leisure activities are well catered for, the same is not said for those with an interest in culture and the arts. The nearest facilities for practicing dance or theatre are in West End Parish, but most will travel to the

Berry Theatre in Hedge End, The Point in Eastleigh (both owned and managed by the Borough Council) or even facilities in Winchester, often by car.

There are no galleries, artists' studios or performance venues within the Parish. There are two privately run facilities for music rehearsal/recording studios in Fair Oak and Horton Heath and the local dance company rehearses in The Lapstone pub.

The new development at One Horton Heath could offer new opportunities for the current and new communities to engage with culture and the arts on their doorstep. Creating the infrastructure for communities to establish their own activities could enhance health and wellbeing and create employment opportunities within the creative industries – one of the fastest growing sectors of the UK economy, and a sector which offers flexibility for those balancing work and caring commitments.

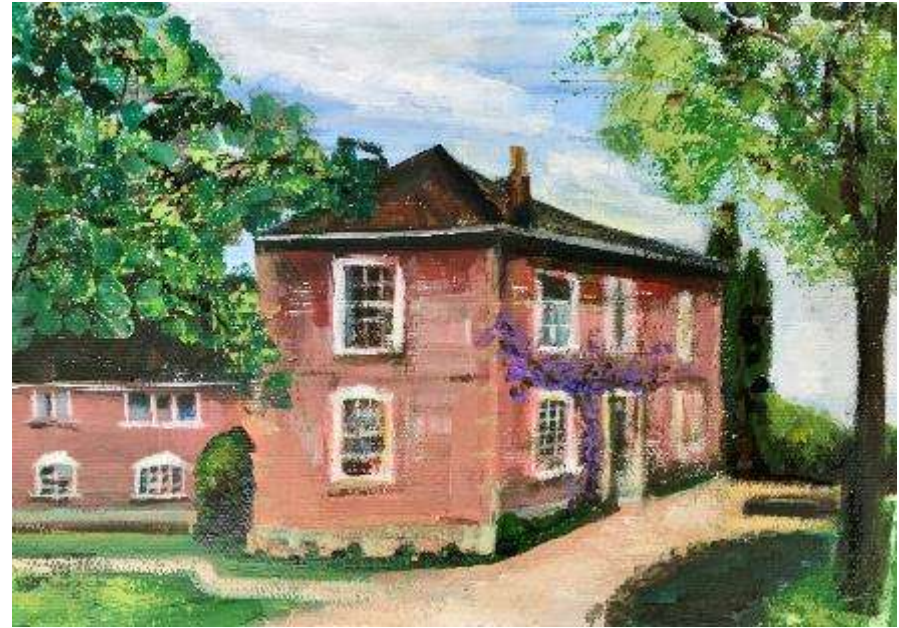


As an example, equipping a community space with a sprung floor, changing rooms and stage would be a simple intervention to support those interested in performance within walking distance from their homes. Similarly, designing a raised platform and incorporating seating and electrical hook up points in the Market Square could transform the space into an outdoor stage for special events.

The Point presents *Unwrapped*, an annual outdoor arts festival at Leigh Road Recreation Ground in Eastleigh and Greta Park in Hedge End every June. Arts Council England are supportive of The Point expanding this programme to new communities. In 2023 *Unwrapped* 'popped up' at the Cricket Field in Netley with a good turn out from local families asking for it to be repeated annually. If a suitable space is created within One Horton Heath, *Unwrapped* could become a regular feature here too.

Offering Artist's Studios to rent at Fir Tree Farmhouse and creating exhibition space with good lighting in a community or commercial space could support the local visual arts community to develop their practices in the area, rather than travelling to Southampton or Winchester for suitable space.

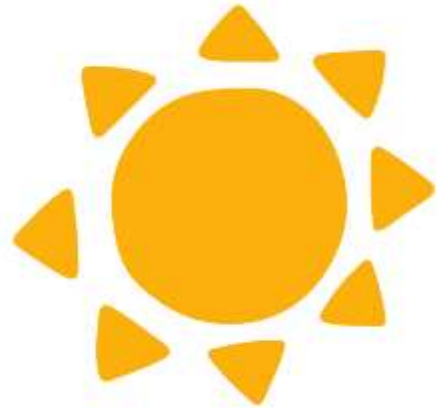
Whilst some of these ideas are beyond the remit of the public art programme, it's important to consider these suggestions in parallel with the Vision for Public Art to identify opportunities for enhancing new facilities and involving artists at concept stage. Artists in residence could support the development of some of these ideas through creative community consultation.



Economic activity

One Horton Heath will have three main hubs for commercial activity, Chalcroft Business Park at the south end of the development (already operational); the Local Centre, a key location for small service businesses e.g. newsagents, hairdressers etc; and Firtree Farmhouse, a listed building west of the centre which is likely to be converted into office space and augmented with additional units in the surrounding grounds.

There may be opportunities to work in partnership with businesses on public art projects, both during production i.e. sourcing materials, fabrication etc but also through sponsorship and expanding the reach of communications and participation.



Climate & Environment

Responding to the climate crisis, One Horton Heath aims to deliver a sustainable development using renewable energy and innovative new technologies. A large solar farm dominates the centre of the development and sustainable energy sources are being used throughout the site to ensure no reliance on fossil fuels. Every home will have an electric vehicle charging point included as standard and an eco-friendly car club scheme will be available throughout the site.

In accordance with national policy, the development aims to deliver Biodiversity Net Gain by preserving and enhancing wildlife corridors and habitats for native species. Ecology networks have been built into the site's infrastructure and new homes have been built for bats, Barn Owls and Great Crested Newts.

Raising awareness of biodiversity across One Horton Heath is a key priority for public art commissioning and where possible public art should actively promote enjoyment of nature.

Fair Oak and Horton Heath Parish has signed up to the Greening Campaign and new residents of One Horton Heath will be encouraged to participate in the activities organised as part of the Five Pillars of the campaign:

- Space for Nature
- Energy Efficient Warmer Homes
- Health Impacts of Climate Change
- Cycle of the Seed
- Waste Prevention.

Public art engagement activities could connect into the Greening Campaign programme to broaden its reach.

Transport Links

Sustainable travel options have been prioritised during the design of One Horton Heath.

There is an extensive network of footpaths and cycleways across the site, creating a good opportunity for a functional and attractive wayfinding scheme. Stakeholders have expressed an interest in a multi-functional scheme which both signposts the active travel routes and provides information about biodiversity.

Hedge End railway station is a thirty-minute walk to the south, along good footpaths. The site will be served by a regular bus service into Eastleigh and Hedge End town centres and both railway stations. Up to thirteen locations for bus shelters have been identified within the development but these could be bespoke shelters rather than standard shelters to create visual interest and enhance the development's unique identity.

Public Art Policies in Eastleigh Borough

All of the following documents are accessible on the Public Art Policies page of the Council's website:

<https://www.eastleigh.gov.uk/parks-leisure-and-culture/arts-and-culture/public-art/eastleighs-public-art-policies>

Eastleigh Borough Council's Public Art Strategy (2023 – 2028)

All public art projects in Eastleigh should align with the Council's current Public Art Strategy (2023 – 2028), adopted in June 2023. The strategy sets out that *'the Council's vision for public art is to deliver a sustainable, innovative, and distinctive public art programme which celebrates the Borough's diverse culture, heritage and biodiversity, engages its communities and brings about a renewed sense of pride and ownership.'*

It defines public art as 'the principle of involving artists in the conception, development, and transformation of the public realm'; describes what is meant by the public realm; and lists public art forms.

The strategy connects to relevant national policies and both the Council's Local Plan (2016 – 2036) and Corporate Plan (2023-2026), outlining how public art can help to achieve our priority aims across the Borough.

The Public Art Strategy identifies seven key principles that apply to public art in Eastleigh Borough, and these should underpin all future commissioning in One Horton Heath:

- Encourage high-quality design and environmental standards
- Improve accessibility and legibility
- Enhance public open space and other recreational facilities
- Raise the profile of town and village centres
- Empower local people and communities
- Celebrate heritage, biodiversity and culture
- Advocate and promote the benefits of public art

Public Art Process & Procedure

A set of guidelines accompany the Council's Public Art Strategy, offering a free online resource for anyone commissioning public art. *Public Art Process and Procedure* makes recommendations for good practice in commissioning and outlines the five-stage process for successful public art projects:

Stage 1: Preparation

Stage 2: Artist Selection

Stage 3: Proposal and Development

Stage 4: Delivery

Stage 5: Completion

All commissioning in One Horton Heath should follow this process and projects should also adhere to the recommended principles for good practice:

- having a clear overall vision
- involving key stakeholders in the process
- involving the artist at the earliest stage of development
- having a clear decision-making and approval process.

Public Art Visions for BIFOHH and HEWEB

This Vision serves in parallel with an existing Public Art Vision for Bishopstoke, Fair Oak and Horton Heath (BIFOHH) adopted by BIFOHH Local Area Committee (LAC) in 2023, and with a Public Art Vision for Hedge End, West End and Botley (HEWEB) adopted by HEWEB LAC in 2025.

Whilst the context of the One Horton Heath development and the scale of the associated public art programme warrants a dedicated Vision, it is beneficial to understand the concerns of BIFOHH and HEWEB communities described in their local area Visions for Public Art to make conceptual or thematic connections which can strengthen connections across administrative boundaries.

In BIFOHH the themes identified for commissioning are:

- Biodiversity and Ecology
- Sustainability and Climate Change
- Sustainable Transport and Connections
- Cultural Heritage and Identity



At the heart of HEWEB's Vision is a Community Curatorial Statement:

"We assert that public art in Hedge End, West End and Botley will be seen as a celebration of community spirit, a catalyst for connection, and a commitment to a vibrant, sustainable future."

The Vision's guiding principle of community co-creation emphasises:

- Involving local people and valuing local talent and perspectives
- Fostering collaboration and inclusivity in our artistic initiatives

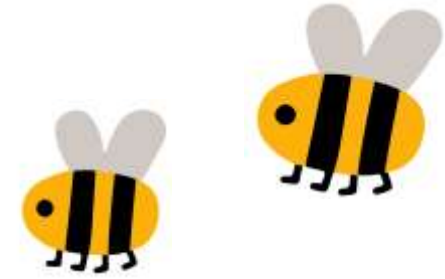
- Nurturing artistic growth through creativity and innovation
- Viewing public spaces as sites for shared artistic expression
- Acknowledging our strong connection to the natural environment.

Sustainability and the natural environment are a mutual concern for BIFOHH and HEWEB. In both Visions, active travel and sustainable transport are also identified as priorities for public art commissioning locally; supporting residents to enjoy using walking and cycling routes and be less reliant on private vehicles which create congestion and air pollution.

Public Art Statement

A Public Art Statement for the first phase of delivery has been prepared by the Council's Public Art Officer and approved by the Steering Group. The Statement draws together key requirements for the programme; setting out the purpose and aims of the programme as well as draft timescales and budgets to enable progression to detailed planning in the Vision stage.

During development of the Public Art Statement key themes for commissioning were written which are carried through to this Vision and the creation of Artist Briefs.



The themes are:

Sustainability – thinking long term about our impact on the environment and how we can make a positive difference to the world around us.

Innovation – One Horton Heath is a radical development. Let's take risks and be challenged by exciting ideas.

Connectivity – encouraging active lives and bringing people together.

Quality – we care about doing things well and creating somewhere special.

Become One – welcoming new neighbours and celebrating the diversity of our expanding community.

Other considerations to incorporate in the Artists' Briefs include:

Cohesion – Public Art will help to create a strong identity across the whole development, enhancing the sense of place.

Longevity – commissions need to have long term impact and enduring relevance.



Public Consultation & Community Engagement

As described in the Council's Public Art Strategy, consultation with residents and stakeholders is an important part of public art commissioning. However, at the time of writing this Vision, there are no residents yet living within the One Horton Heath development.

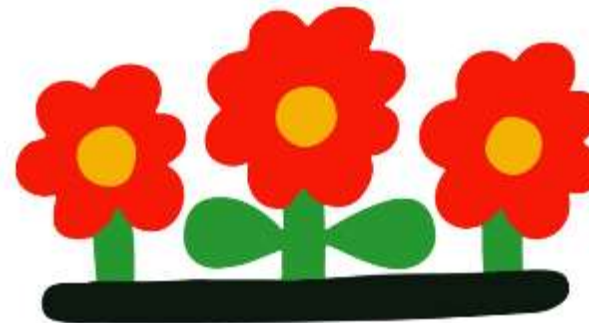
Consultation is therefore focused on engaging nearby residents in the Fair Oak and Horton Heath Parish; anyone who self-declares as interested in living in the development when it is completed; and key stakeholders including Borough Council and Parish Council members and staff, and community ambassadors including local schools and community groups.

Delivery of public art at One Horton Heath is guided by a Steering Group consisting of:

Cllr Steven Broomfield,
Cllr Michelle Marsh,
Cllr Richard Gomer,
Cllr Bruce Tennent,
Cllr Colin Bird (FOHH Parish Council),
Kitty Budden (EBC Lead Local Area Manager),
Tim Dyer (Urban & Landscape Design Team Leader, representing the Owner)
Vickie Fear (EBC Public Art Officer),
And working closely with the Parish Clerk for Fair Oak and Horton Heath.

The Steering Group worked collectively to identify community contacts for consultation including:

Schools
Scouts & Guides
Youth Clubs at St Thomas's Church and Y-Zone
Solent Youth Action
Women's Institute
Age Concern
Sunnybank Care Home
Hampshire & Isle of Wight Dementia Care
Ramblers
Sustrans
AWCA
Propbox Youth Theatre
Pride
OHH Ecological Steering Group





The survey sought to gather quantitative data which could offer insight into broad consensus on community identity and concerns, and qualitative data through open questions which allowed respondents to share their feelings and ideas about their local area, culture and public art.

A collated summary of findings and full data collected are included in the Appendix. A collection of insights from survey responses are shared below.

It is worth acknowledging that whilst the survey was promoted to all residents, the responses are likely to have an inherent bias towards people with some interest in the arts and/or the One Horton Heath development.

Public Survey

In autumn 2024 the Steering Group developed a survey to gather the views of the public including Fair Oak and Horton Heath residents and anyone interested in moving to the new development.

The survey was published online on the Council's CitizenSpace portal and promoted by both Eastleigh Borough Council and Fair Oak and Horton Heath Parish Council through e-newsletters and social media. Local residents could also complete printed surveys in-person at the FOHH Parish Offices, however no completed surveys were returned.

Findings

Who responded to the survey?

- 94 responses
- 55% of respondents are aged 55 years or older.
- 71% of respondents live in Fair Oak or Horton Heath, and 55% of these have lived there for over 10 years.
- People answering 'other' live in Bishopstoke, Eastleigh, Chartwell, West End, Boyatt Wood and Hedge End.
- 22% of all respondents answered that they either **do** want to move to One Horton Heath or are undecided. These include a range of all age groups and residents of Fair Oak, Horton Heath and 'other'.

Asked about their favourite places or things in the area, the most popular responses were **Knowle Park** and **Stoke Park Woods**.

Other popular answers included:

- Itchen – river/riverside
- green/open spaces
- countryside
- fields
- walks and board walks
- wildlife
- views (especially from the top of the hill in Knowle Park)

Whilst there were some mentions of local pubs and the Fountain Cafe; respondents overwhelmingly favour outdoor sites and places where they can observe and connect with nature.

When asked for three words to describe their area, responses were broad and varied with some recurring themes.

Common negative words included:

- ruined
- congested
- traffic
- overpopulated / overcrowded / overdeveloped

Common positive responses included:

- convenient
- community
- quiet
- peaceful
- friendly
- home
- safe

Another common theme was connection to the natural environment with popular words including:

- green
- wildlife
- nature
- semi-rural



When asked about community events:

- 80% of respondents said that they had attended one of the events listed.
- The most popular event, attended by 51% of respondents was Remembrance Day.
- Other events popular with respondents included the Fair Oak Art & Craft Exhibition (31%), the D-Day 80th Anniversary (26%) and the Platinum Jubilee event (24%).

These results are unsurprising given the survey bias for people interested in the arts, and the dominant age group of respondents being older people.

When asked what other types of events people would be interested in attending, the following ideas were suggested by multiple respondents:

- Live music & music events
- Greening events & litter picking
- Carnival and parades
- Craft events

Survey respondents included regular attendees of organised groups/activities including:

- Scouts
- Eastleigh District U3A
- Sue Merrett School of Dance
- Guides/Brownies/Rainbows
- I Heart Art Class at Lapstone Pub
- Fair Oak Art & Craft Society
- Fair Oak and Bishopstoke Women's Institutes
- St Thomas's Youth Club
- Phoenix Revolution Cheerleading
- Rugby tots
- Durley House Swim School
- Winchester theatre classes
- Fair Oak Running Club
- Zumba
- Riverside concert band
- Bishopstoke players
- Wyvern FC Sunday League Football
- St Thomas Church
- Age Concern organised events
- Ramblers
- Slimming world



When asked how they usually travel to attend groups/activities:

- 73% usually travel by car
- 47% walk/wheel
- 12% travel by bus
- 10% cycle

When asked how they find out about local events, activities and news (multiple options could be selected):

- 66% answered social media
- 47% answered word of mouth
- 39% answered Council communications – website, email newsletter, Borough News

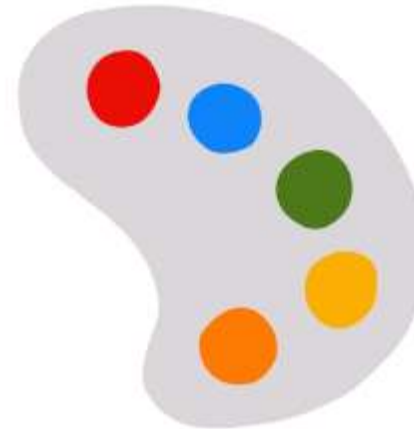
When asked about art, culture, creativity and public art:

- 59% of respondents answered that art and culture are important to them.
- 85% of respondents describe themselves as creative or do enjoy some creative activities.
- 30% of respondents feel that there are **not** enough opportunities to be creative in their community. 45% answered 'I'm not sure'.
- 45% of respondents are interested in new public art projects in the area.
- 67% of respondents would be interested in attending a talk, workshop, performance or launch event (some answered more than one of these as options).

- Of the 55% of respondents answering neutrally or negatively about their interest in public art projects, 54% (29 people) then answered that they would attend either a talk, workshop, performance or launch event.
- 45% of all respondents answered that they would be interested in attending creative workshops.

When asked what type of creative activities they enjoy doing, responses were broad and varied with some recurring answers including:

- Art / painting / drawing / photography
- Craft / making things
- Baking / cooking
- Knitting / crochet / sewing
- Woodwork
- Gardening
- Music / singing / dancing
- Writing / poetry



When asked what things they think new public art should celebrate in One Horton Heath, responses were broad and varied with some recurring themes including:

- Local history / heritage
- Local people
- Local artists/talent
- Nature / environment / biodiversity
- Farming / fields
- Open / green spaces
- Flora and fauna / wildlife / animals

Multiple respondents also suggested artworks which are:

- Quality
- Interactive/participatory
- Using recycled materials
- Seating
- Incorporating water

When asked for recommendations of community groups or individuals who could participate in public art projects popular responses included:

- Anyone / everyone / all
- Residents
- Community groups / projects
- artists



Some specific groups were suggested including schools, residential/nursing homes, scouts/girlguiding, WI, U3A, Bishopstoke Players, Riverside Concert Band, art society. Some respondents also gave suggestions related to protected characteristics including senior citizens and young people, people of colour, LGBTQ+, neurodiverse, people with disabilities.

When asked to rank artist selection criteria the responses were fairly equal with a slight preference for artists who live locally, have previous experience/track record, and proposals deemed to be good value for money.

Responding to an open question about ideas for public art or things they feel to be important, respondents shared a broad range of comments with some recurring concerns for local relevance:

Art should surprise and provoke thought.

Be sympathetic to the local area

Local materials would be good.

Hard to vandalize, interesting to see and fun for all ages.

Relevant to local community, provocative.

Something unusual, a conversation starter but not eye-roll inducing! Either interactive or educational in a fun way.

Further analysis...

Whilst many respondents answered that they enjoy knitting/crochet/sewing, nobody mentioned the Knit & Natter group at Fair Oak library as a group they attend regularly, suggesting that many people do these activities as a solitary practice. This highlights **an opportunity to address isolation** with the public art programme and run collaborative projects or group activities.

Of those respondents who would not be interested in attending workshops, talks etc (31 respondents), 93% (30 people) also answered they are not interested in public art projects and 82% feel culture is not important to them. 71% of this group of respondents used negative words or phrases to describe their local area, 81% have lived in Fair Oak/Horton Heath for more than 10 years and 88% would not consider moving to the One Horton Heath development. These people are very unlikely to engage with the programme in any way so care needs to be taken to **develop projects which can have a positive impact on participants** and not make disproportionate efforts to reach people who would be almost impossible to engage with the programme.

For an area that is roughly 2 miles square, there is a very high proportion of car use in Fair Oak and Horton Heath demonstrated by the survey. Of the 27 people who mentioned traffic, busy roads or congestion in their three words to describe the area, 22 also answered that they mainly drive to groups or activities. For this programme we will need to

consider parking for participants and **try to encourage use of public transport or active travel** (walking/cycling).

A high proportion of respondents answered that they find out about local events, activities and news via social media. This survey did not break this down by platform but we know from other research available that people over 40 use YouTube and Facebook more than other platforms; most users of Instagram are 18-34; and the highest proportion of TikTok users are under 24.

To reach specific demographics, we will **need to use the appropriate social media platforms** to promote events and activities. An Instagram account is used by the One Horton Heath communications team, whereas the Council only uses Facebook, YouTube, LinkedIn and X.

Whilst the results of this survey show that a higher percentage of respondents aged under 34 feel that art and culture are important to them (90%) the numbers are too small (10 total respondents under 34yrs) to apply this as true for the wider population.

It is unsurprising that the public survey got very few responses from young people and a more tailored approach is needed with this age group, working directly with students through schools or youth clubs. Wyvern College are keen to be involved with OHH public art projects.

ONE

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Guiding Principles

To inform commission briefs and artist selection, a set of Guiding Principles are proposed, which aim to align with the One Horton Heath Public Art themes, Visions for Public Art in BIFOHH and HEWEB, and the findings from the Public Survey.

1. We will give nature a seat at the table

Our decisions will prioritise sustainability and caring for the environment. Public art needs to improve our connection to nature and consider cost/benefit for the natural world.

2. We will be inclusive

As many people as possible should be creative at One Horton Heath. Community participation is vital and there should be a range of opportunities for all everyone to get involved.

3. We will spend money carefully

High-quality public art should be present throughout the site for the enjoyment of all. Thoughtful planning and paying artists for their time and expertise are essential.

4. We can be flexible

Unexpected things occur every day and we will need to be responsive to challenges and new opportunities.

5. We will take risks

Great art can happen when we trust artists to do things differently. To do this we will need to work with experienced artists.

6. We will use and promote local resources

Sourcing locally can help to reduce carbon emissions and support economic growth. We will invest in future talent and work with local artists and suppliers as much as possible.





Proposed Programme & Case Studies

The following pages map out the full programme of projects against the ten years forecasted for the construction programme against the Programme Budget (page 43).

Residencies

Eastleigh Borough Council and The University of Southampton with John Hansard Gallery have committed to a partnership which (subject to Local Government Reorganisation) supports three PhD Studentships for artist-researchers in residence.

The three residencies will run back-to-back during construction of the development.

2025 – 2028: This artist/student will be appointed prior to completion of any residential units at OHH. Opportunities for

this artist include working closely with the OHH Development team; engaging with residents of the neighbouring village of Horton Heath; participating in consultation on community facilities being planned for construction in later phases; and engagement with the first residents as they move onto site.

2028 – 2031: The First Residential Parcel, known as The Lower Acre, is expected to be completed by spring 2028. The obvious focus for the second residency is engagement with the new community of The Lower Acre (381 residential dwellings), as well as residents of later phases as they move on-site. It is also expected that the primary school building will be completed in summer 2028.

2031 – 2034: The final residency offers an opportunity for research with the broadest community of new residents at OHH. Although potentially recruited much earlier, the artist will be able to work closely with the OHH Community Development Officer and EBC Housing team.

In addition to the focus for each residency described above, the Council is keen to work with artists interested in environmental issues, sustainability and green technologies. EBC and the University of Southampton with John Hansard Gallery have established this partnership to offer the artist residencies as PhD Studentships. It is hoped that this will enable both partners to further develop their approach of working innovatively on public art and co-creation.

The artist/researcher will be supported by Team EBC staff, as well as University of Southampton peers and Winchester School of Art supervisors, and the Curatorial and Creative Communities teams at John Hansard Gallery.

The partnership shares a commitment to community engagement and will be working collaboratively to extend the reach of the artist's work, through public events such as talks and workshops, or exhibitions of artwork where appropriate.

Additionally, the artist/student will be encouraged to develop relationships with local stakeholders including Fair Oak and Horton Heath Parish Council during their residency, and there may be opportunities to connect with local businesses.

EBC are currently exploring the options for offering workspace for artists in residence, which may be temporary studio/office space in existing buildings on/near the site; and in later phases could be fixed term use of new buildings.

Budget: £135,000 (3x £45,000) - Using contributions for Lower Acre, Upper Acre and The Folds.

Learning & Engagement

Running throughout the delivery of the public art programme, artists will deliver public engagement events such as talks and workshops. These events will establish rapport between artists and residents, create a feeling of hospitality and

hosting; and build a community around the public art programme.

The events will also offer valuable learning opportunities for aspiring artists, young and old and strengthen the network of artists living locally by creating opportune moments to meet up and participate in informal networking.

Towards the end of the programme the Council will host a Public Art Conference, bringing together artists and project participants with sector specialists and local government peers to reflect on their experiences and share learnings. This will also serve the function of a celebration or 'launch' for some of the projects which may not have been suited to a public event previously.



Southern Gateway

At the Southern Gateway the Steering Group has identified an opportunity to make a bold statement with public art that helps to signify the main arrival point into the development.

Working with the Lower Acre architects, the artist will be commissioned to design permanent artwork integrated into the balconies of the apartment block.

Budget: £90,000 - Using contributions for the Lower Acre.

Completion by December 2027 (aligns with the construction timeline and is subject to change).

Artist appointment:

Artist Kerry Lemon will be invited to deliver this commission.

Kerry is one of the only artists in the country operating as a B Corp, holding herself and her work to the highest possible standards for environmental and social impact. She has created over 70 pieces of public art across the country and high-quality community engagement is a core part of her practice.

For the Southern Gateway commission Kerry will draw from ecology reports from One Horton Heath to design a scheme which reflects the flora and fauna of the site.

kerrylemon.co.uk





Case Study: Clare Twomey, *Anatomy of Time*, 2023

Artist Clare Twomey was commissioned by Grosvenor to create an artwork based on Mayfair's local ancient plants and water ways for the façade of the Bond Street West Elizabeth Line station in London.

The placement of the leaves that cut through the building piers flow and lead our gaze towards the sky and the surrounding trees. Tracing the path of the River Tyburn, and carved into the surface of the building, the leaf shapes sustain a relationship with the architecture and local area.

The leaf patterns were inspired by William Curtis's *Flora Londinensis*, a pioneering study of urban nature that recorded 430 flowering species within a 10-mile radius of London.

Futurecity | Clare Twomey

Northern Gateway

A public art feature incorporating water was a recurring response to the public survey.

At Quobleigh Breach a unique commission will be developed to celebrate the watercourses running through the development.

Budget: £105,000 - Using contributions for Quobleigh Breach

Completion by 2030 (aligns with the construction timeline and is subject to change).

Artist appointment:

For this commission three artists will be invited to develop proposals which will be presented to the community for consultation. This process will enable dialogue with stakeholders and careful consideration about ecology, public safety and ongoing maintenance requirements.



Case Study: Andrew Sabin, *Creancey Fountaun* (*L'Oriental*), 2019

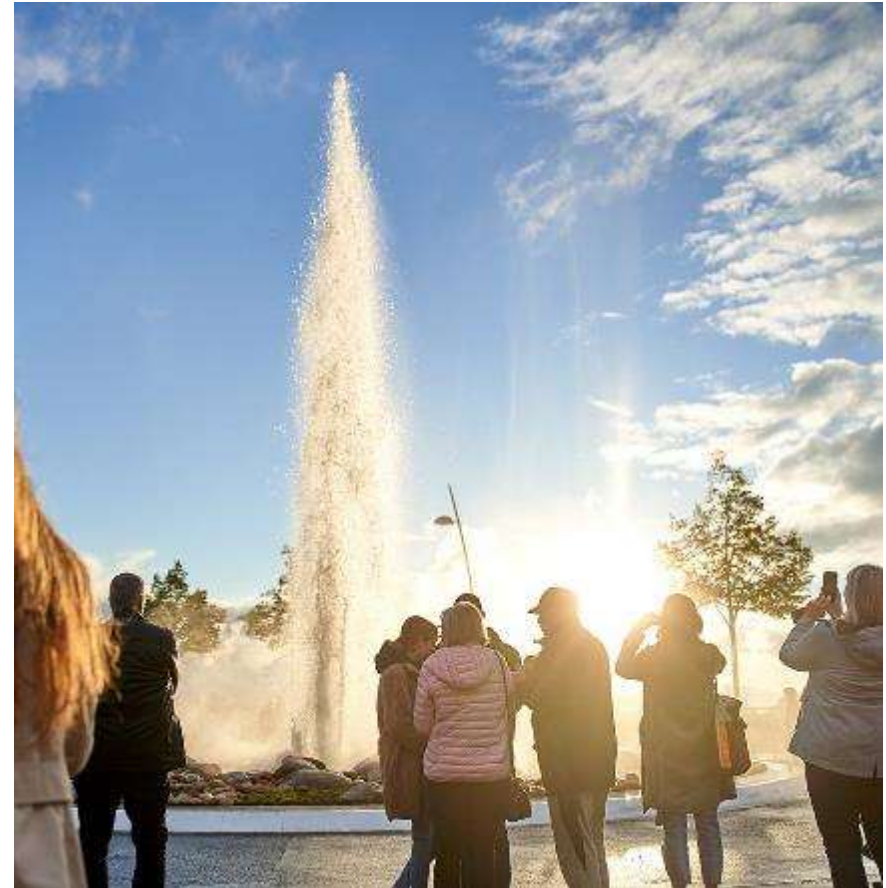
Chichester-based artist Andrew Sabin's work is inspired by the patterns and shapes of natural forms but sculpted with robust, long-lasting materials. This fountain piece by Sabin is constructed with concrete and steel but looks like some kind of naturally occurring form like a stalagmite or twisty old tree stump covered in algae and mosses.

[Andrew Sabin | Creancey Fountaun Loriental](#)

Case Study: Thomas Stricker, *The Monheim Geyser*, 2019

Alongside the River Rhine in Monheim, Germany, Swiss artist Thomas Stricker has created an artwork inspired by nature which contrasts with the surroundings of urban development.

Set in the centre of a roundabout, Stricker's artwork imitates the phenomenon of a naturally occurring geyser, sometimes appearing as a gently bubbling puddle, but interrupted by occasional violent jets of water and steam straight up into the air.

Monheim Geyser

Bus Shelters

Embedding public art within public transport infrastructure will enhance the unique character of the development and could help to encourage use of the bus network.

Thirteen bus shelters are planned for the development, along The Avenue and Foxwood Road. The design will need to be compliant with the Highway Authority's specification and serve the needs of the bus operator (accommodating printed timetables and live data feeds where required).

The brief will encourage the appointed artist to use recycled materials and consider the practicalities for a functional bus shelter including future maintenance or repair. The Steering Group are also interested in some of the bus shelters incorporating climbing plants.

This project creates opportunities to work in collaboration with businesses providing this type of infrastructure.

Budget: £80,000 – Using contributions from Upper Acre.

Delivery: This commission may need to be delivered in two halves as Foxwood Road is expected to be completed later in the construction schedule than The Avenue.

Artist appointment:

The brief will be advertised as an open call for applications; three artists will be shortlisted to develop proposals and one selected to deliver the full project.



Case Study: Aaron Scales, *Project Bottlestop*

Design student Aaron Scales designed this bus shelter for a project in Kentucky, USA. The sides are constructed from recycled beer bottles and the shelter incorporates solar powered LED lighting.

[Inhabitat | Project Bottlestop](#)



Case Study: Ebenezer Akakpo, Maine bus shelters

Traditional Ghanaian symbols for hope and friendship adorn Portland-based artist Ebenezer Akakpo's contest-winning bus stop design.

The shelter is mostly ordinary — black aluminium posts, clear glass, and a bench — except that its sides and ceiling are decorated in ornate red, green, and blue panels, an arresting splash of creativity in an otherwise utilitarian structure.

Creative Portland ran a design competition and commissioned four artists to design bespoke bus shelters. Akapo's design is made with laser cut, powder coated steel panels, fixed to the standard frame.

Akakpo.com



Bat House

Pond Cottage has been retained as a bat roost but with temporary boardings on the windows and partial cladding it looks very unattractive. It is currently uncertain whether Pond Cottage will be retained or whether a new purpose-built bat house is required.

Working closely with the bat licence holder and following consultation with Natural England, we will commission an artist to develop artwork which either:

1. wraps Pond Cottage, or
2. forms part of the design of a bespoke structure.

In the scenario of developing a bespoke structure, an interim low cost improvement could also be explored for Pond Cottage such as inviting a street artist to paint the building.

An important part of the brief will be accommodating signage and interpretation to educate passersby about the use of the building, discouraging vandalism. The Steering Group are also interested in incorporating nearby seating or cameras which can allow people to watch bat movement in and out of the roost but we will need to take Natural England's advice on this.

Budget: £35,000 – Using contributions for Upper Acre. Additional funding may be accessible through the OHH ecology budget to enhance this project.

Delivery: the schedule for this project will depend on which option can be pursued and will need to align with the construction schedule for Chalcroft.

Artist appointment:

Depending on the option being taken forward, artist appointment could be by direct invitation to commission a specific aesthetic or by inviting applications from artists.



Image: Pond Cottage (Condition in Spring 2025)



Case study: Richard Woods, *Stones*, ongoing

Artist printmaker Richard Woods uses pattern and surface in a playful way, often using colourful, graphic interpretations of traditional materials like wood flooring or stone built walls.

This house in Finland has been transformed by Woods' distinctive aesthetic covering the exterior walls.

richardwoodsstudio.com

Case study: Jim Isermann, *Untitled (Frome)*, 2008

Isermann was commissioned by Foreground to design a colourful pattern which could be applied across hoardings and boarded windows throughout the town of Frome.



[Foreground | Jim Isermann](#)

Case study: Curtis Hylton, *Pompey Pelican*, 2022

Portsmouth Creates commissioned Reading-based muralist Curtis Hylton to transform Angmering House with a floral design of a giant bird.

[We Shine | Curtis Hylton](#)



Wayfinding

Integrated throughout the development's green infrastructure, this project will deliver a multi-purpose waymarking scheme which signposts active travel routes and educates about local biodiversity.

This project offers a good opportunity to work with local school children during the development of concept and design.

Budget £127,000 – Using contributions for Holme and Homestall

Delivery: Completion of this project could be dependent on multiple parcels of construction and installation may need to be managed in sections.

Artist appointment:

The brief will be advertised as an open call for applications; three artists will be shortlisted to develop proposals and one selected to deliver the full project.



Case study: Differentia

Northumberland-based artist collective Differentia have installed public art including wayfinding schemes across the UK, often incorporating interpretation about local history, geography and wildlife.

differentia.co.uk

Case study: Nicola Henshaw, *The Peculiar Pot*, 2023

Thame Town Council commissioned artist Nicola Henshaw to work with the local community designing a wayfinding trail of sculptures.

Collaborating with a storyteller to write 'The Story of Thame' with residents, Henshaw then designed way markers that incorporate the story, key visual motifs and a QR code connecting to online digital interpretation.

The artworks are made from sand cast, anodised and powder coated aluminium.

Thame Town Council | Nicola Henshaw



Local Centre

At the local centre there is an opportunity for an artist to have significant impact on the design and functionality of public space. This could take the form of intervention within the landscaping scheme, bespoke seating or staging, or a specific focal point.

The Steering Group would like an artist to consider the needs of different groups of people, for example young girls and older people both use seating, and the former enjoy performance spaces. It would also be valuable to consider creation of shelter from rain and sun and utilise bright colours.

Budget: £150k – Using contributions for Folds and Local Centre

Completion by December 2029 (aligns with the construction timeline and is subject to change)

Artist appointment:

A complex and high impact commission in the Local Centre should be delivered by an artist with a strong track record of previous projects and could either be commissioned by direct invitation or through a limited competition shortlist.



Case Study: Hideo Furuta, *Adamson Square*, 2005

Artist Hideo Furuta was commissioned to redesign the town square of Creetown in Dumfries and Galloway. Creetown owed its growth to the business of granite extraction, and the local quarries were indeed what originally brought artist Hideo Furuta to the town. The local granite is intrinsic to the design of the square and echoed in the solidity of the traditional architecture of the buildings that surround it.

The design for the new town square is a collaboration between artist, landscape architect and community and relates to the natural, cultural and built heritage of Creetown.

[Ginkgo Projects | Adamson Square](#)

Case study: Denman & Gould, *Courtyard Constellation*

Tiger Developments commissioned Dorset-based artist Denman and Gould duo to design a meeting point outside their new student accommodation block, Cumberland Place in Southampton.

The piece features over 1200 individually cast pieces on a grid mapping 11 astronomical constellations. The colour palette is inspired by the hand-painted colour index of old British geological survey maps, developed by artists and scientists in the 19th Century.

denmangould.com



Case study: Morag Myerscough, *Joy Garden*, 2022

Artfelt commissioned renowned artist/designer Morag Myerscough to transform the central courtyard at Sheffield Children's Hospital. Myerscough ran fragrance and colour workshops with hospital families and staff to inform the design for the planting and the floor mural, and she worked with Sheffield-based fabricator Design Workshop Ltd to build a bespoke pavilion.

moragmyerscough.com

Community Performance/Carnival

Towards the end of the development, a large-scale community performance would enable residents to build strong social connections and be part of an ambitious event.

Respondents to the public survey demonstrated appetite for performance and the Steering Group voiced a strong desire from residents to have a carnival. The Community Performance could be ambulatory, moving between and celebrating the open spaces including the Local Centre, Upper Acre and Lower Acre.

The brief for the lead artist or producer could draw on the rural heritage of the site, exploring food production, cycle of the seasons or connection with nature and the land.

Budget: £60k – Using contributions for The Folds

Artist appointment:

The Point in Eastleigh is well placed to lead this project, devising the concept, developing volunteering opportunities and working with the community cast.

Images: Community cast for *Cinderella's Wellies* in rehearsal at The Point and; *Timothy the Yeti*, an immersive storyworld production at The Point.





Case Study: Heart of Glass, '*And, on that note*', 2014

Collaborating with a cast of hundreds of local residents, 'Heart of Glass' produced a community performance at Langtree Park Stadium as part of 'Silent Night' on 10th December 2014.

The commission combined sculpture, performance and audience participation from a 500 strong 'emotional choir', providing the soundtrack to a visual spectacle. A team of 35 locally based artists, students from St Helens College and Carmel College, dancers from 'Watch This Space Productions' and a Cheerleader group performed to an audience of 1500 people.

heartofglass.org.uk

Case Study: *St Just Ordinalia*, 2021

The villagers of St Just in Cornwall come together on the village green to perform the Cornish medieval mystery plays known as the Ordinalia.

The Ordinalia are a trilogy of three separate plays designed to be performed by one community over a three day period. They were designed to be played in a round amphitheatre known as a Plen an Gwari (Playing Place) of which St Just has one of the two remaining operative ones. It is the oldest working amphitheatre in Great Britain. Over 5000 people attended the plays in 2021, and the community is fundraising to perform the plays again in 2026.

stjustordinalia.com



Granary Barn

The oak frame of a small granary barn has been retained and stored by the OHH development team. Incorporating the frame within a public art commission creates an opportunity to celebrate the farming heritage of the site.

Alternatively, the frame could also be utilised for the creation of the bespoke Bat House commission.

Depending on the appointed artist's approach, this project may benefit from additional fundraising to secure a heritage grant.

Public responses to the survey identified a keen interest in woodworking and DIY, and there is an active local network of Men's Shed groups who could be involved with a project led by an experienced and visionary lead artist.

Budget: £82,000 – Using contributions for Chalcroft.

Delivery: Completion by 2034 (aligns with the construction timeline and is subject to change).

Artist appointment:

For this commission three artists will be invited to develop proposals which will be presented to the community for consultation. This process will enable dialogue with stakeholders and careful consideration about function, public safety and ongoing maintenance requirements.



Case Study: Heather Peak & Ivan Morison, *Silence*, 2021

Commissioned by The Oak Project in partnership with Yorkshire Sculpture Park, Heather Peak and Ivan Morison's *Silence – Alone in a World of Wounds* was unveiled at Yorkshire Sculpture Park on World Environment Day on 5 June 2021.

It is a sculptural space made of natural materials, including timber and thatch, which acts as an extended open pavilion with passageways and a chamber providing space for quiet reflection and connection to the natural world.

peakmorison.org/Silence

Case Study: Theaster Gates, *Sanctum*, 2015

Commissioned by Situations, Chicago-based artist Theaster Gates collaborated with AN-Architecture to build a temporary performance space with reclaimed materials as part of Bristol 2015 European Green Capital.

The structure was built within the bombed out remains of Temple Church and hosted performances by 800 performers non-stop for 24 days.

Situations | Theaster Gates



Case Study: Material cultures, *Stilt House*, 2019

Stilt House is a carbon negative, 30m² building made with hemp-crete and a spruce stud frame. It is a highly flexible space designed by a group of 14 students and built by them in 12 days, led by David Grandorge and Paloma Gormley as part of Unit 7 at the London Metropolitan University.

The project was awarded the Architects' Journal Small Projects Prize for Sustainability in 2020.

materialcultures.org

Play Spaces

One Horton Heath has a play strategy which outlines four formal play spaces, as well as sites for informal play across the development.

Informal play sites could be enhanced with bespoke playable artworks. Commissioned pieces would need to prioritise accessibility, the highest safety standards and be fabricated from robust materials, ensuring they are low-maintenance and permanent.

This commission could enhance the connection to rural heritage and/or consider use of recycled materials.

Budget: £62k – Using contributions for Round Copse and Chalcroft

Completion: Delivery by 2035 (aligns with the construction timeline and is subject to change).

Artist appointment:

For this commission three artists will be invited to develop proposals which will be presented to the community for consultation. This process will enable dialogue with stakeholders and careful consideration about public safety and ongoing maintenance requirements.



Case Study: Nils Norman *Yr lard*, 2017

Yr lard is a permanent playground designed by artist Nils Norman made in response to the St Fagans Museum collection of historical buildings and objects.

Researched, designed and made over a three year period whilst artist in residence, the project was supported by Arts Council Wales and The Heritage Lottery Fund, and the artist worked with pupils from Woodland High School and children and families from Hywel Dda Primary School.

dismalgarden.com

Case Study: Studio Ossidiana, *Horismos*, 2020

Architect's practice studio Ossidiana were commissioned to design a playground for a school in Vleuten, The Netherlands.

The artwork is designed as a labyrinth to foster children's imagination, offering places to hide and encounter; an adventurous child-sized landscape to explore and climb. Constructed from concrete and finished by a terrazzo specialist, the surface is tactile and in some places glitters with tiny crystals.

studio-ossidiana.com



Case Study: Superuse studios, *Blade Made Playgrounds*, 2008

Superuse designed a new playground in Rotterdam for Kinderparadijs Meidoorn with five decommissioned wind farm rotor blades. The base of the blades have been used as four towers, placed around an existing concrete slab.

The cut off parts are spread around the garden and connect the towers. Between the towers a net provides an opportunity for climbing and prevents balls ending up in the backyards around the playground.

superuse-studios.com

Programme Budget

Budgets breakdowns by phase	Phase 1: LA	Phase 2: QB	Phase 3: UA	HS	Holme	Folds	Centre	Chal	RC	
	£ 180,429	£ 132,440	£ 198,445	£ 94,600	£ 70,950	£ 241,230	£ 94,600	£ 127,710	£ 56,760	Sub-totals
Vision - Approx 30 days	£ 10,000									£ 10,000
Commissions	£ 90,000	£ 105,000	£ 115,000	£ 72,000	£ 55,000	£ 135,000	£ 75,000	£ 102,000	£ 42,000	£ 791,000
Artist Residencies	£ 45,000		£ 45,000			£ 45,000				£ 135,000
Learning / Talks / Conference	£ 2,000	£ 2,000	£ 2,000	£ 2,000	£ 1,000	£ 20,000		£ 1,000	£ 1,000	£ 31,000
Comms	£ 4,365	£ 3,574	£ 4,678	£ 4,410	£ 2,307	£ 2,045	£ 2,410	£ 3,553	£ 2,246	£ 29,588
Legal / finance	£ 2,000	£ 1,000	£ 1,000	£ 1,000	£ 1,000	£ 2,000	£ 2,000	£ 1,000	£ 2,000	£ 13,000
Hospitality / room hires etc		£ 1,000	£ 1,000	£ 1,000	£ 1,000	£ 1,000	£ 1,000	£ 1,000	£ 1,000	£ 8,000
Project Management @ 10%	£ 18,043	£ 13,244	£ 19,845	£ 9,460	£ 7,095	£ 24,123	£ 9,460	£ 12,771	£ 5,676	£ 119,716
Contingency @ 5%	£ 9,021	£ 6,622	£ 9,922	£ 4,730	£ 3,548	£ 12,062	£ 4,730	£ 6,386	£ 2,838	£ 59,858
TOTAL	£ 180,429	£ 132,440	£ 198,445	£ 94,600	£ 70,950	£ 241,230	£ 94,600	£ 127,710	£ 56,760	£ 1,197,163
Start year	2024	2026	2027	2027	2029	2029	2029	2030	2033	
Finish year	2027	2030	2032	2030	2031	2035	2033	2034	2035	

Payment schedules

The first payment of Developer's Contributions associated with the Lower Acre (£60,143) was formally approved towards the Public Art programme in May 2024. This has enabled work to progress on this Vision and the first Artist Residency.

Following approval of the Outline Planning Permission in October 2025, it is expected that the remaining Contributions for the whole site (£1,197,163) will be paid in three part payments (approx. £400,000) in the following stages:

- One third prior to Occupation of the 1st Dwelling on the Site
- One third prior to Occupation of the 200th Dwelling
- One third prior to Occupation of the 300th Dwelling.

Alternatively, two further payments for the Lower Acre Contributions will be made to this schedule and payments secured for each parcel individually.

Appendices

1. Public Survey

One Horton Heath Public Art Survey
25th November 2024 – 13th January 2025

Eastleigh Borough Council is preparing a Vision for Public Art at One Horton Heath and we want to hear from local residents and people who would like to live in the new development with their views on public art as well as creativity and community more broadly, to inform its content.

The Vision sets out a ten-year plan for public art commissioning on the site, and mirroring the Council’s Public Art Strategy it aims to deliver “a sustainable, innovative, and distinctive public art programme which celebrates the Borough’s diverse culture, heritage and biodiversity, engages its communities and brings about a renewed sense of pride and ownership.”

Public art is defined by the Strategy as “the principle of involving artists in the conception, development, and transformation of the public realm” and art forms can include:

- Discrete or incorporated interventions within a building’s structure or public spaces, landscapes (hard and soft), lighting features, seating, sculpture, signage or flooring.
- Stonework, metalwork, photography, digital images, prints, paintings, textiles, ceramics, projection, moving images, performance, events, or music commissions.

This survey has 24 questions, it should take around 10 minutes to complete.

Thank you for your time and interest in completing this survey.

Section 1: About you

1. What is your age?
Please tick one
 - Under 18
 - 18-24
 - 25-34
 - 35-44
 - 45-54
 - 55-64
 - 65-74
 - 75+
2. Where do you live?
Please tick one
 - Horton Heath
 - Fair Oak
 - Other:
3. How long have you lived in the area?
Please tick one
 - Less than 1 year
 - 1-5 years
 - 6-10 years
 - More than 10 years
 - I do not currently live in Fair Oak or Horton Heath
4. Would you consider moving to One Horton Heath?
Please tick one

No	Maybe/undecided	Yes, one day	Yes, as soon as I can

5. Where/what is your favourite place or thing in the area?
Example: This might be a specific tree, bench, pub or view.

Section 2: Your community

6. What three words would you use to describe your area?
7. Which community events have you attended in Fair Oak & Horton Heath:
Tick all that apply
- Spring Clean event
 - D-Day 80th Anniversary
 - Earth Day
 - Remembrance Day
 - Fair Oak Art & Craft Exhibition
 - Christmas Lantern Parade
 - Christmas Craft event
 - Christmas Trail
 - Platinum Jubilee event
 - Other:
8. What other kinds of events would you be interested in attending in your area?
9. Do you regularly attend any of these groups/activities?
Tick all that apply
- Eastleigh District U3A
 - Fair Oak Women's Institute
 - Fair Oak Art & Craft Society
 - I Heart Art Class at Lapstone Pub
 - Fair Oak Welcome Club
 - Quinn Raiders Country & Western
 - St Thomas's Youth Club
 - Y-Zone Youth Centre
 - Scouts

- Guides/Brownies/Rainbows
- Trefoil Guild
- Sue Merrett School of Dance
- Phoenix Revolution Cheerleading
- Other:

10. In normal circumstances, how do you usually travel to attend groups or activities?
Tick as many as apply

- Car
- Bus
- Taxi
- Cycle
- Bus
- Walk/wheel

11. In the last 12 months how have you find out about events, activities or news in your area?
Tick as many as apply

- Social media
- Posters/flyers
- Local newspaper/magazines
- Council communications – website, email newsletter, Borough News
- Word of mouth
- Other:

Section 3: Culture and creativity

12. How important is art and culture to you?
Please tick one

Very unimportant	Fairly unimportant	Neither important or unimportant	Fairly important	Very important

13. Would you describe yourself as a creative person?

Please tick one

No, not at all	Not really but I do enjoy some creative activities	Yes, and I do some creative hobbies	Yes, and I spend a lot of time being creative	Yes, and my profession is creative

14. What kinds of creative activities do you enjoy doing?

15. Do you feel there are enough opportunities to be creative in your community?

Please tick one

- Yes
- No
- I'm not sure

16. What kind of cultural/creative activities would you like to have more of in your area?

Section 4: Public art

17. How interested are you in new public art projects in the area?

Please tick one

Very uninterested	Fairly uninterested	Neither interested or uninterested	Fairly interested	Very interested

18. What are some things that you think new public art should celebrate in One Horton Heath?

19. Which of the following would you be interested in attending?

Tick as many as apply

- Artist talks
- Creative workshops
- Performance as a participating performer
- Performance as an audience member
- Launch events

20. Who are some specific community groups or individuals that should be involved in public art projects?

21. What do you think is most important when choosing an artist to create new public art?

Please rank from 1-6 by putting a number in the left-hand box

	Previous experience/track record
	Diversity/representation
	Live locally
	Profile / how well known they are
	Their commitment to sustainability/protecting the environment
	Cost / good value for money

22. Is there anything else you would like to tell us about public art such as an idea or other things you think are important?

Section 5: Contact details

Thank you for completing the survey!

If you would like to be kept informed about the One Horton Heath public art programme and the final report please add your name and email address.

You do not have to provide these if you would prefer to stay anonymous.

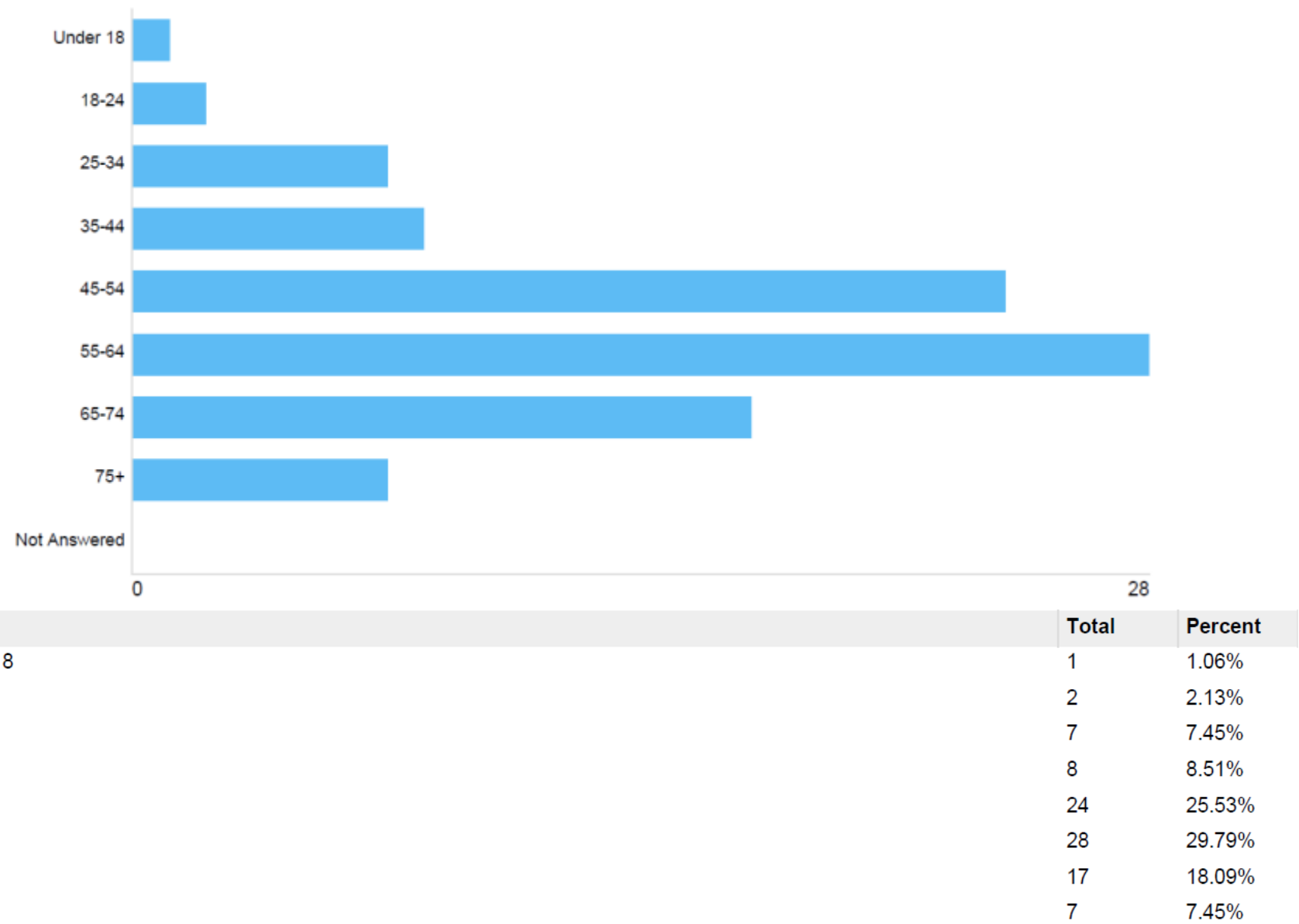
23. Name:

24. Email:

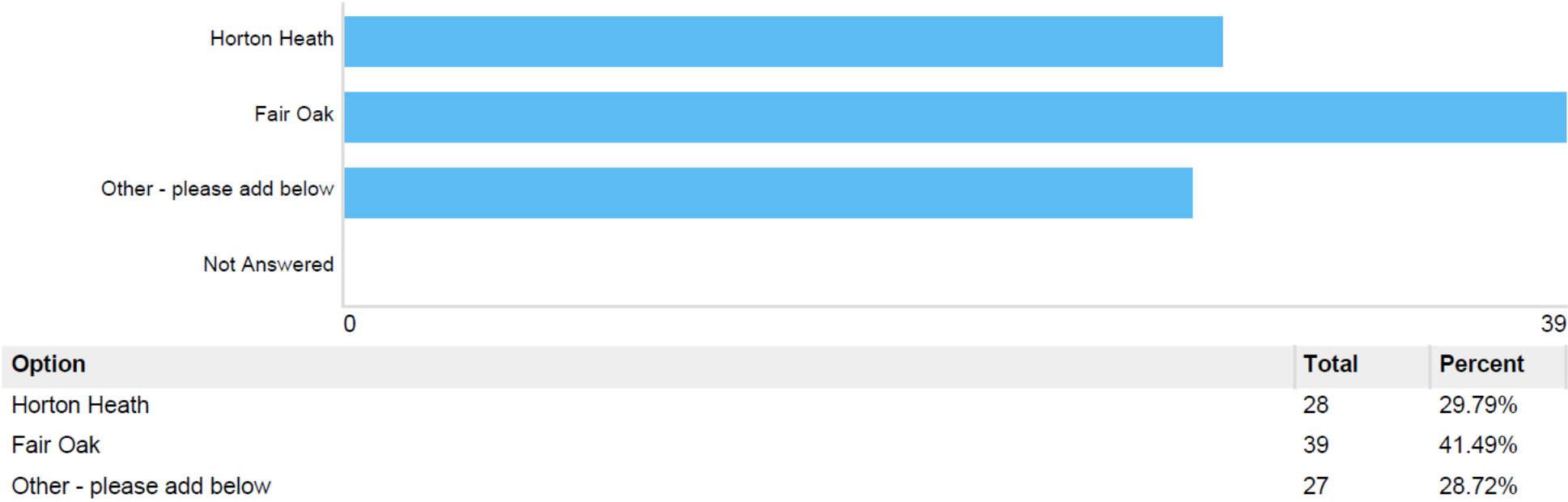
2. Summary of survey findings

The following pages illustrate the findings from the public survey.
There were 94 responses.

Question 1: What is your age?



Question 2: Where do you live?



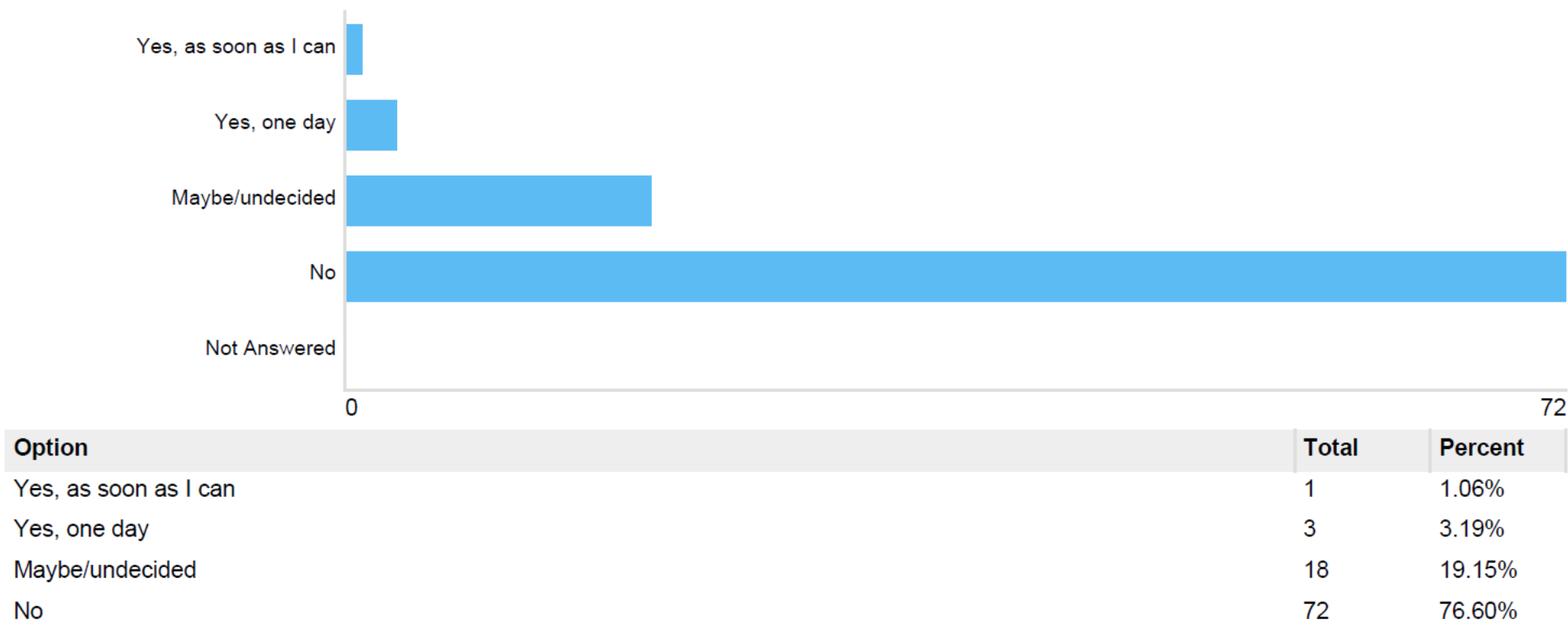
Other:
Bishopstoke, Eastleigh, Chartwell, West End, Boyatt Wood, Hedge End

Question 3: How long have you lived in the area?



Option	Total	Percent
Less than 1 year	2	2.13%
1-5 years	10	10.64%
6-10 years	6	6.38%
More than 10 years	74	78.72%
I do not currently live in Fair Oak or Horton Heath	2	2.13%

Question 4: Would you consider moving to One Horton Heath?



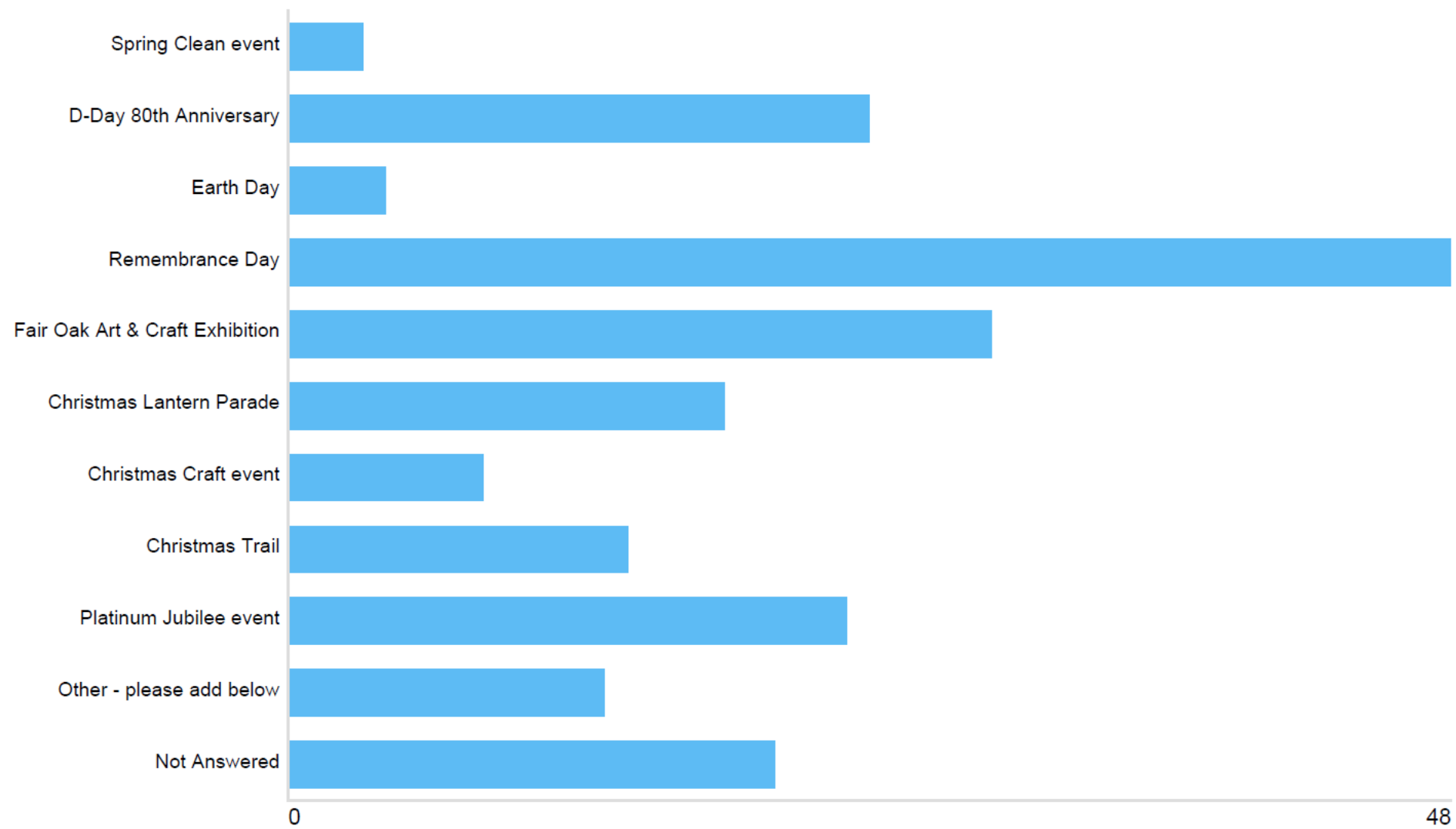
Question 5: Where/what is your favourite place or thing in the area?



Question 6: What three words would you use to describe your area?



9 Question 7: Which community events have you attended in Fair Oak & Horton Heath?



Question 7: Which community events have you attended in Fair Oak & Horton Heath?

Answered other:
Frequent events at FO schools and Scout hut, Carnival, Tree planting, Street parties for Royal events, St Thomas church events, Greening at the pavilion, Organised Walking, None- was not aware of them, Bonfire night, Village fair, Lighting the beacon, Wyvern 10k

Question 8: What other type of events would you be interested in attending in your area?



Question 9: Do you regularly attend any of these groups/activities?

Ticked, in order of popularity:

Scouts, Eastleigh District U3A, Sue Merrett School of Dance, Guides/Brownies/Rainbows,
I Heart Art Class at Lapstone Pub, Fair Oak Art & Craft Society, Fair Oak Women's Institute, St Thomas's
Youth Club, Phoenix Revolution Cheerleading

Also:

Rugby tots, swimming at Durley House

Fair Oak Running Club, School events

Berry Theatre

Zumba at the village hall

Riverside concert band, Bishopstoke WI, Bishopstoke players

Itchen valley walks.

I do theatre classes in Winchester but there is nothing local in this area

Wyvern FC Sunday League Football

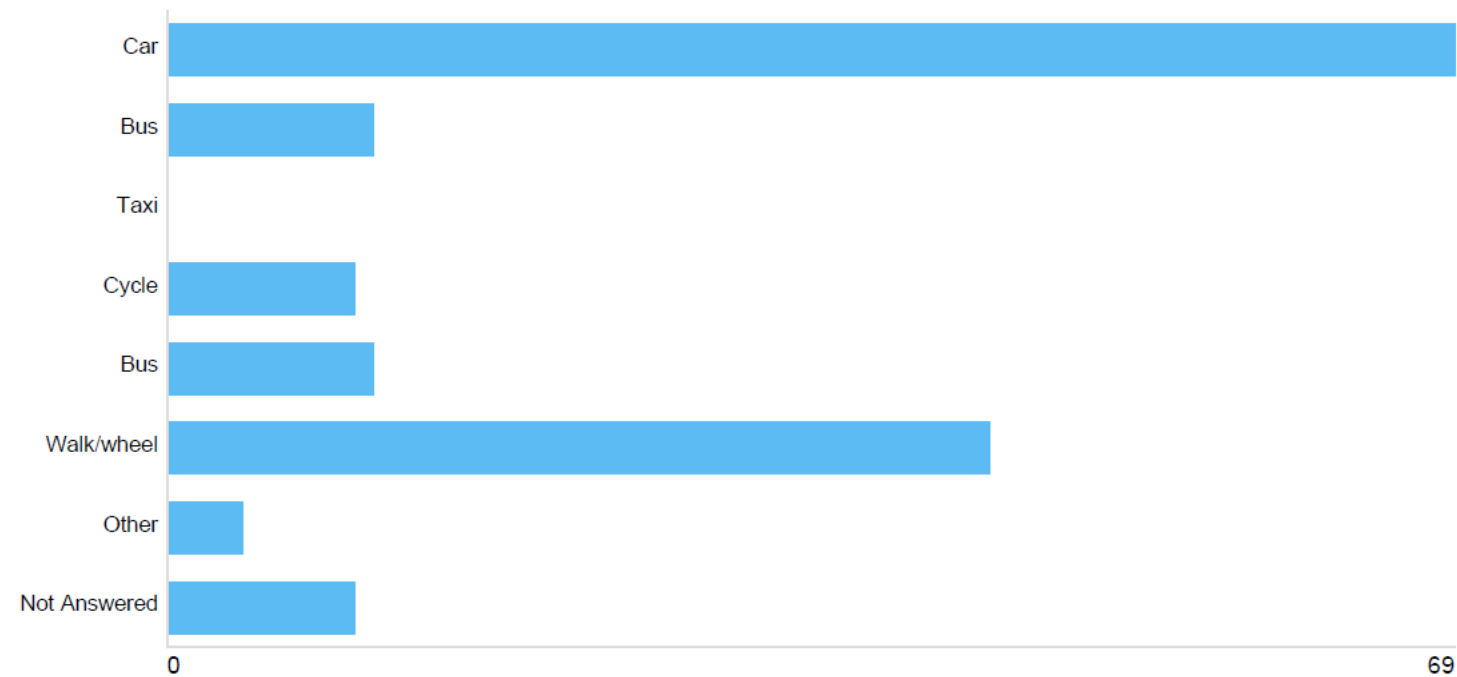
St Thomas Church

Age Concern organised events

Ramblers

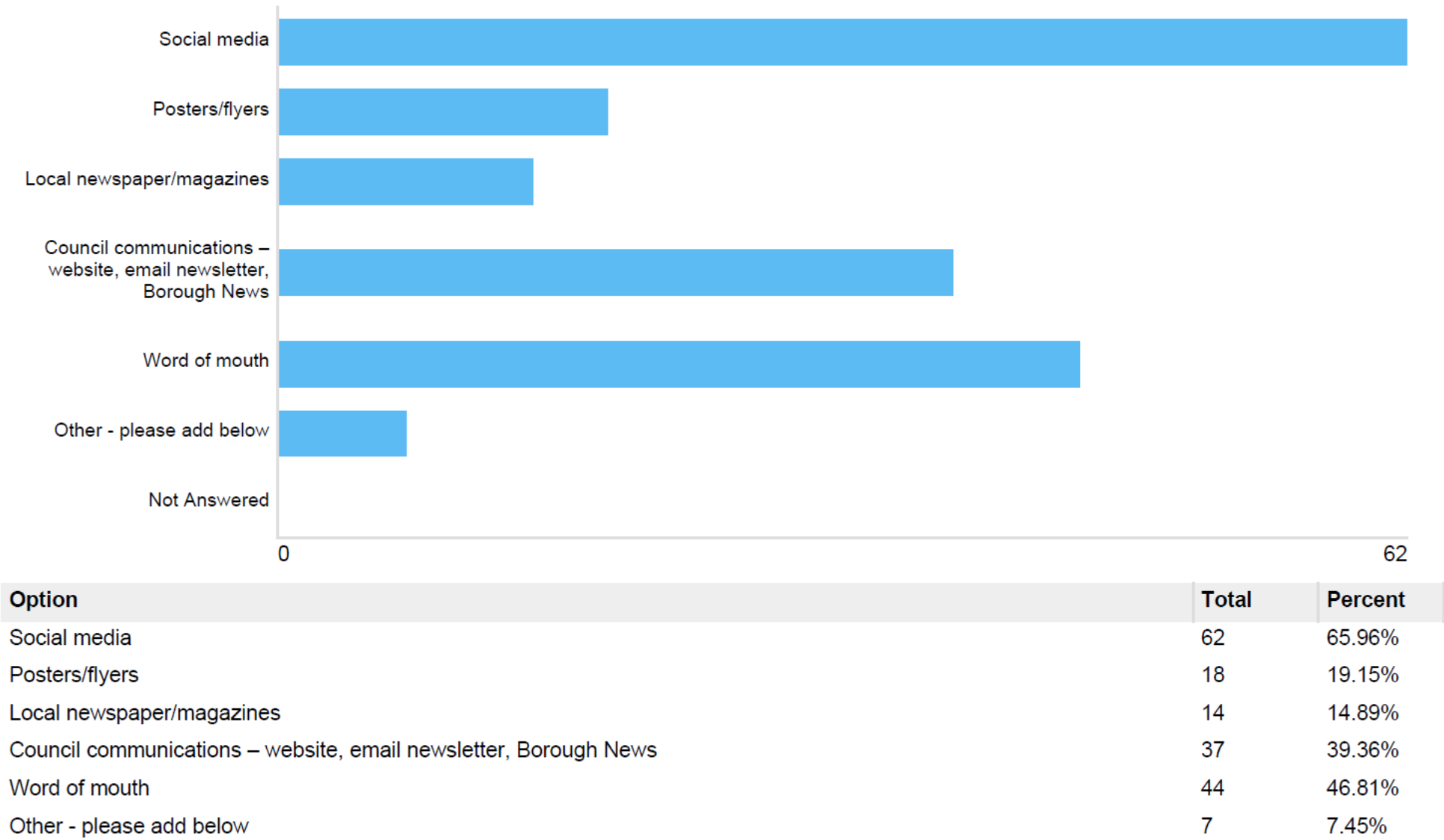
Slimming world

Question 10: In normal circumstances, how do you usually travel to attend groups or activities?

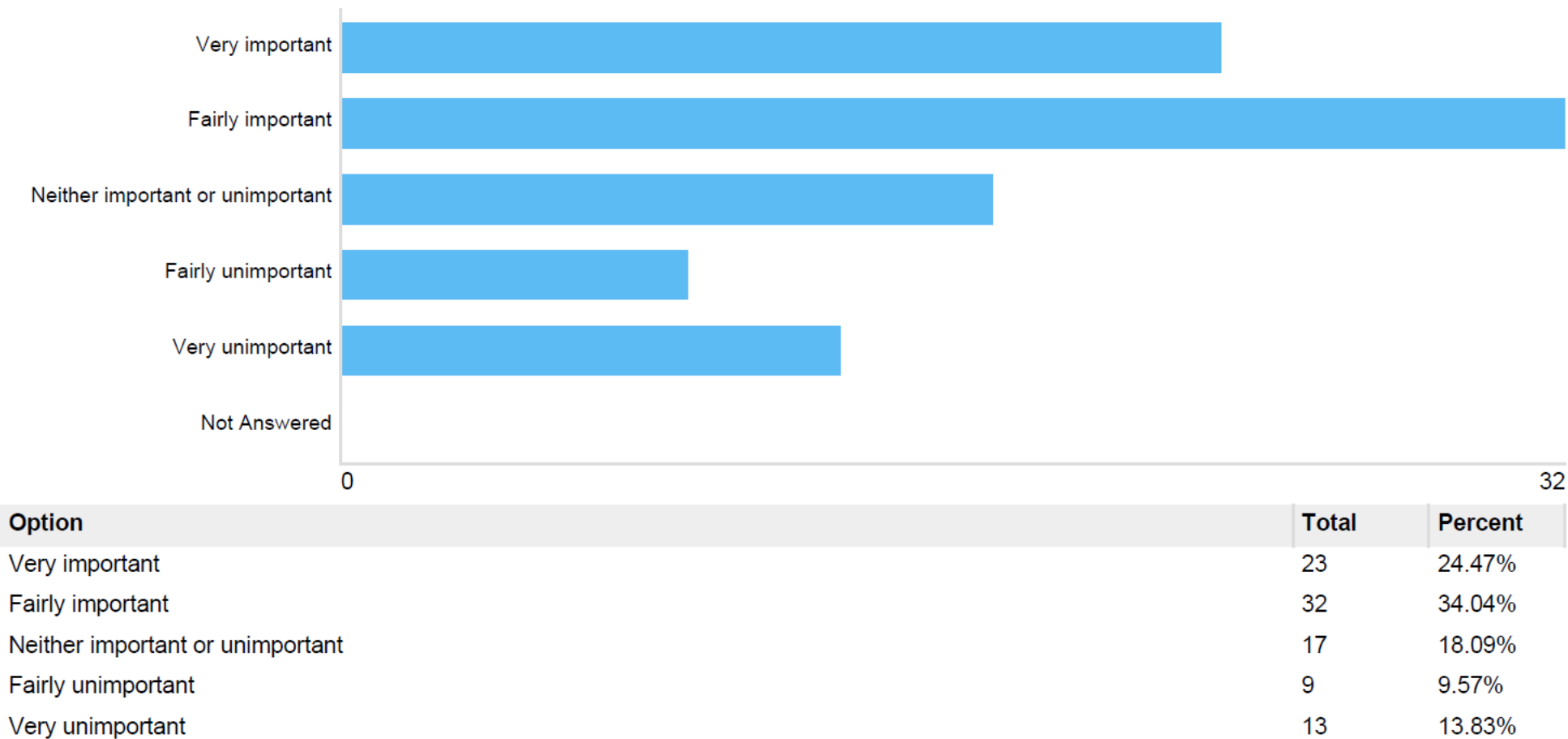


Option	Total	Percent
Car	69	73.40%
Bus	11	11.70%
Taxi	0	0.00%
Cycle	10	10.64%
Bus	11	11.70%
Walk/wheel	44	46.81%
Other	4	4.26%
Not Answered	10	10.64%

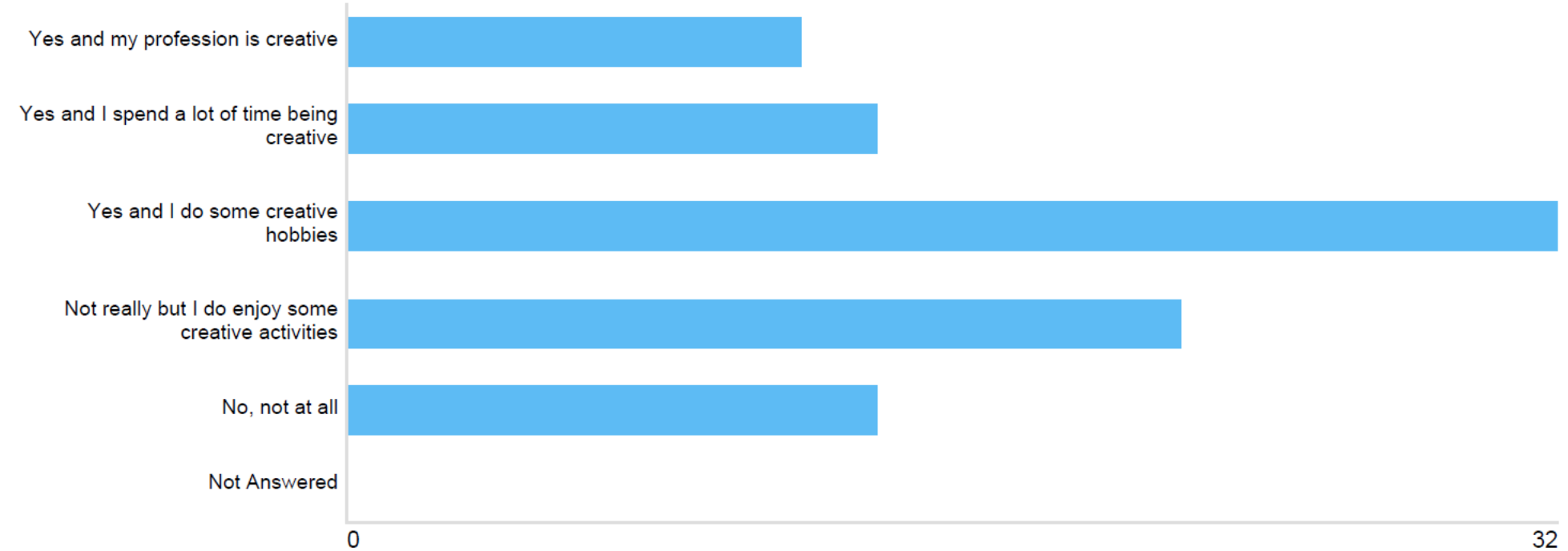
Question 11: In the last 12 months how have you find out about events, activities or news in your area?



Question 12: How important is art and culture to you?



Question 13: Would you describe yourself as a creative person?

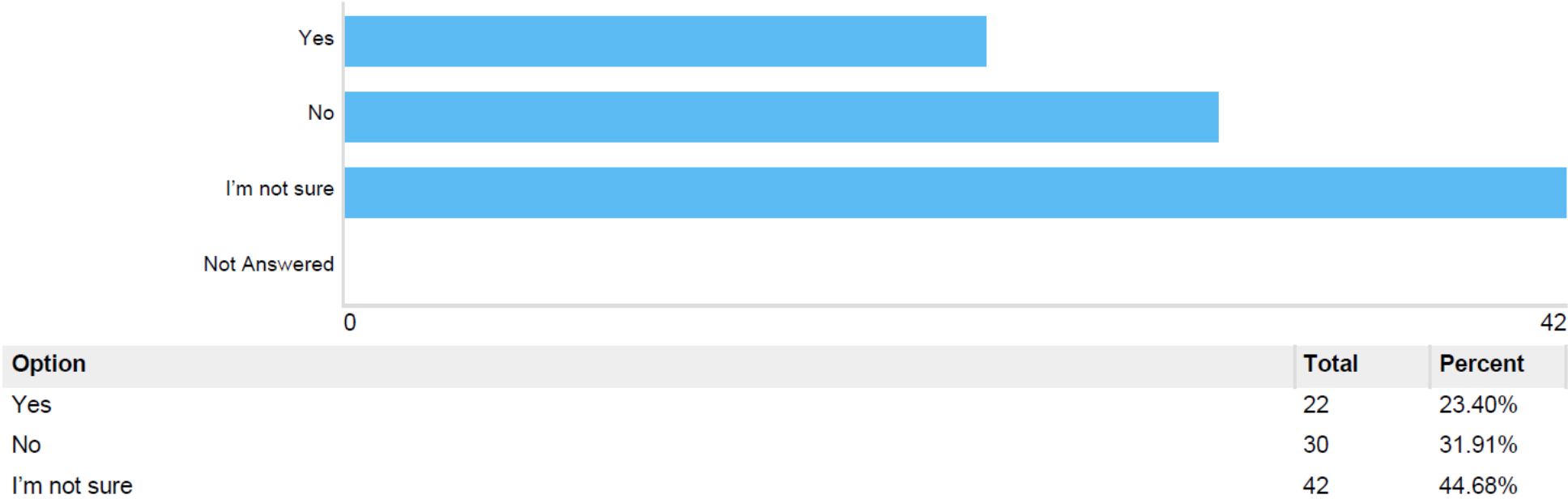


Option	Total	Percent
Yes and my profession is creative	12	12.77%
Yes and I spend a lot of time being creative	14	14.89%
Yes and I do some creative hobbies	32	34.04%
Not really but I do enjoy some creative activities	22	23.40%
No, not at all	14	14.89%

Question 14: What type of creative activities do you enjoy doing?



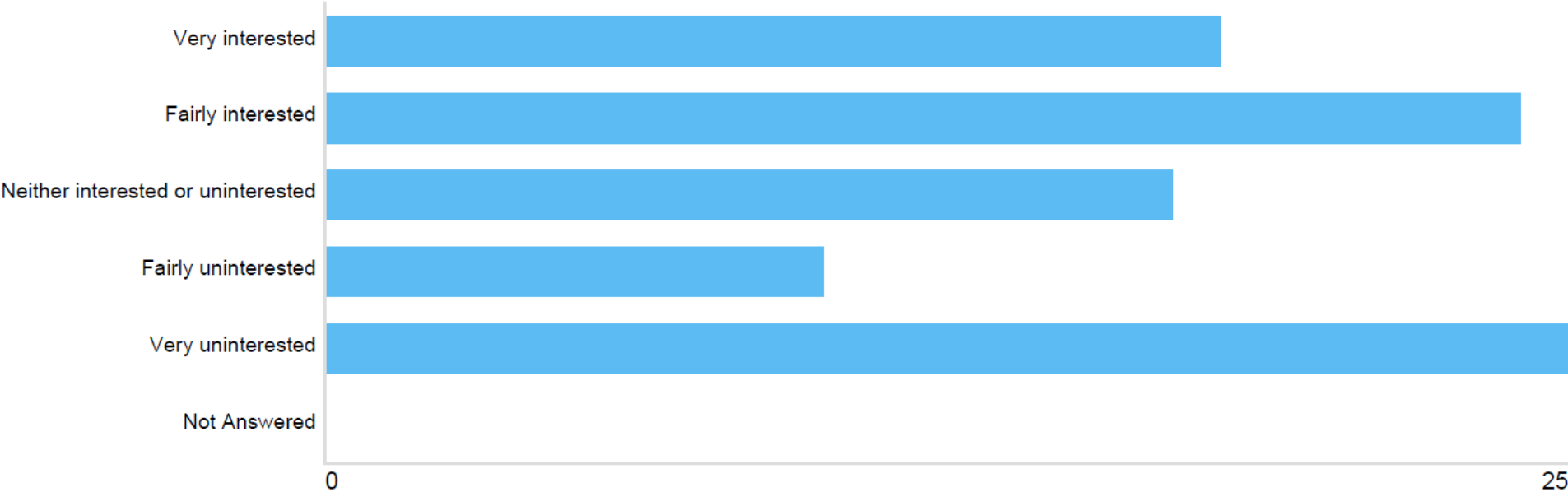
Question 15: Do you feel there are enough opportunities to be creative in your community?



Question 16: What type of cultural/creative activities would you like to have more of in your area?



Question 17: How interested are you in new public art projects in the area?

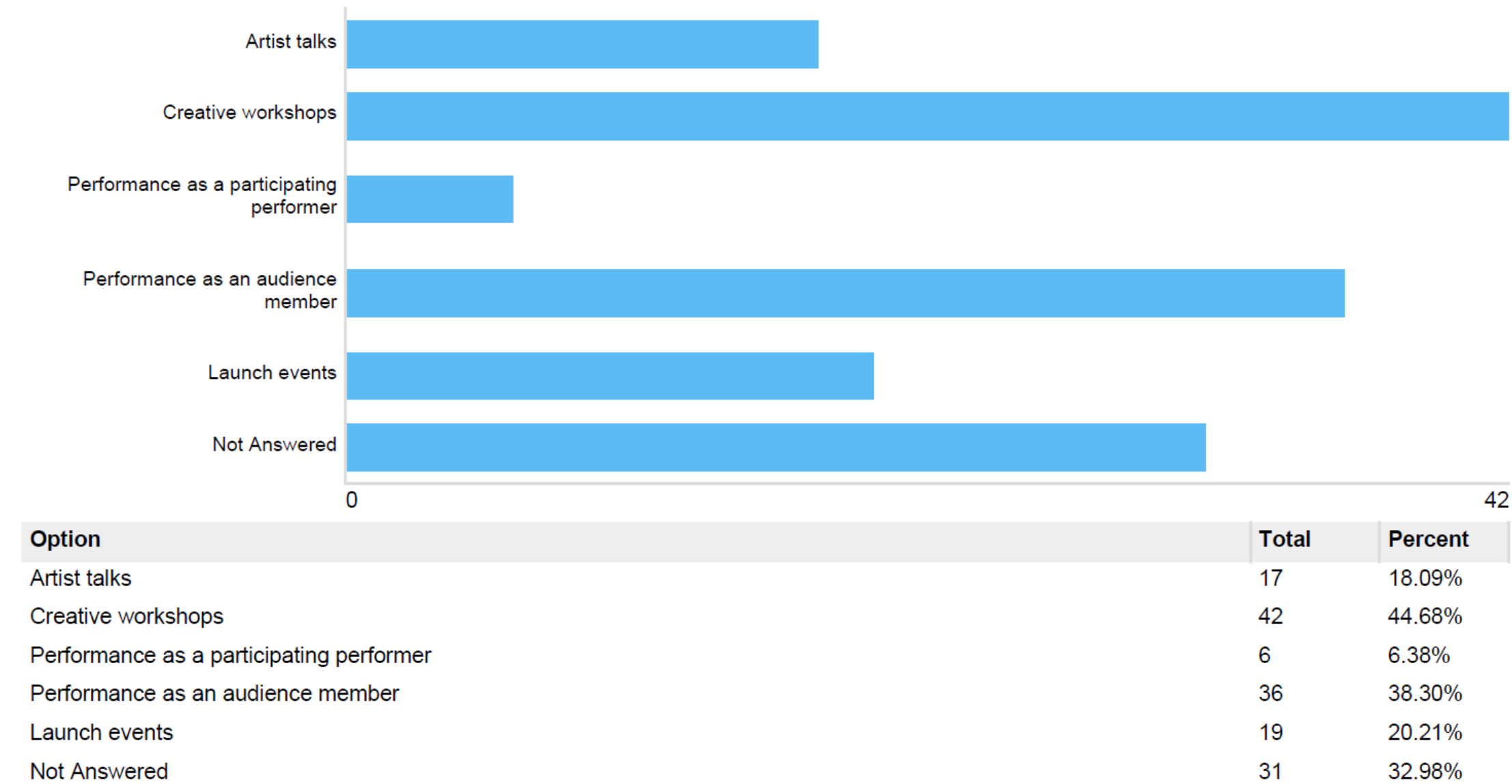


Option	Total	Percent
Very interested	18	19.15%
Fairly interested	24	25.53%
Neither interested or uninterested	17	18.09%
Fairly uninterested	10	10.64%
Very uninterested	25	26.60%

Question 18: What are some things that you think new public art should celebrate in One Horton Heath?



Question 19: Which of the following would you be interested in attending?



**Question 21: What do you think is most important when choosing an artist to create new public art?
Please rank from 1 - 6**



Item	Ranking
Live locally	3.84
Previous experience/track record	3.79
Cost / good value for money	3.65
Their commitment to sustainability/protecting the environment	3.52
Diversity/representation	3.12
Profile / how well known they are	3.09

Question 22: Is there anything else you would like to tell us about public art, such as an idea or other things you think are important?

A statue of Benny Hill made out of recycled glass milk bottles would be good.

Art should surprise and provoke thought. It should take you unawares. It should be a norm, embedded within our everyday lives.

Be sympathetic to the local area

Cheep/free

Completely locally sourced and relevant to Hampshire history

Consider impact. Size and frequency.

Please don't try to be controversial. Local materials would be good.

Cost effective and appropriate. Not spending money for the sake of it

Create activities on walls, similar to those found at Moors Valley Country Park. Hard to vandalize, interesting to see and fun for all ages.

Plaques en route giving local history and or natural detail, eg. history of bluebell woods etc...

Green spaces are better

Have you seen the murals of MyDogSighs. So much detail and that would be a joy to see. I prefer durable objects rather than ephemeral activities.

Relevant to local community, provocative.

Accessible to all ages as you need to excite youngsters about art and it's purpose.

I think the cost needs to be realistic

Music and art are important but cost needs to be sensible and items/events useful e.g. benches with a sculpture on. Events that raise money for charities etc.

I would rather it wasn't an abstract sculpture as this is not engaging to the majority of the public, and instead something that residents can connect to, interact with and be proud of.

Something unusual, a conversation starter but not eye-roll inducing! Either interactive or educational in a fun way

a community project

Interesting to look at. Easy to understand and feel good image. Pleasing. British

Botanical. Nautical. Wildlife rather than political or cultural.

It should be remembering historic events, local people to retain history

It should be timeless if possible

It should not be controversial, such as the statues which have offended recently

It should not celebrate/honour anyone

Anything that has a natural theme and is not fashioned concrete, stone, metal, paintwork etc.

Some wonderful seating areas, for example, under a natural pergola.

Water feature, Themed garden areas, Natural trails

Make it blend in with the surroundings

Public art paid for by public funds should be acceptable to the majority of those who have to live with it in their environment, not things that will upset or attract vandalism.

Quality street art should not be ruled out and an approved community street art space would be good.

Something tall and prominent

Spend the money on lollipop ladies to keep children safe or funding the Point Theatre to give young people a chance.

There are people with skills that aren't being passed on, such as knitting, sewing, crochet, but also metal work and their stories of being apprenticeship at Eastleigh Works and other industries.

Also the history of the strawberry farms and the fair oak strawberries going up to Wimbledon.

And more should be told about Fair Oaks names and the history behind road names such as Sandy Lane and Shorts Road because of the sand pits (helping with D-day). Why the football estate was named etc.

They need to be protected and maintained. Nothing worse than when artwork gets into a poor state.

Use local children - school and youth groups as it's their generation that will grow up and live/use the development.

Vandal proof!

We need things that enhance the environment for the local wildlife

You could do a play on how hard it is to actually get housing.

8 Other comments:

Engage the schools and colleges, stop employing these consulting and events companies to find 'artists' who charge a fortune. Put that money back into the Point theatre where young people and groups can express themselves and grow.

I do theatre classes in Winchester but there is nothing local in this area

Art should surprise and provoke thought. It should take you unawares. It should be a norm, embedded within our everyday lives.

I am happy to attend meetings and get involved, and I am super excited about more art in Horton Heath!

I'm a mixed media artist with a background in textiles. I had a studio at The Sorting Office Eastleigh but now work from studio at home. I'm an avid crocheter and it's my way to unwind. The cafe could have a crochet club! I used to run a group called 'crochet and chatter'!

Spend the money on lollipop ladies to keep children safe or funding the Point theatre to give young people a chance.

I've always felt that Horton Heath doesn't have its own heart and we're tagged onto Fair Oak. I love the things our Parish Council do for us and things like the hanging baskets getting to Horton Heath makes such a difference, even the Christmas lights on Horton Heath Community Centre.

My hope is that once local resentment subsides after the construction people have left, that we begin to build a community here.

I'm very impressed with Gather, the new cafe within the Boorley Green Community Centre.

I like the idea of enriching the environment by good design enhanced by specific artwork.

As an arts lecturer and programmer in an art centre this makes me SO excited and I am more than willing to get involved and help try to bring a younger/more contemporary art scene to the area in addition to the craft societies etc already thriving :)

Art should not be seen as pretentious or elite.

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HHDMC - Horton Heath Development Management Committee
23 April 2026

Application Number: F/23/96631
Case Officer: Rebecca Altman
Received Date: 22 December 2023
Site Address: LAND BETWEEN BURNETTS LANE AND FIR TREE LANE, Eastleigh,
Applicant: Eastleigh Borough Council
Proposal: Construction of an internal distributor road and associated footways, cycleways, lighting, landscaping and SuDS basins, and diversion of Public Rights of Way footpaths FOHHF 701 and 702 as part of the One Horton Heath development (proposal constitutes EIA development)

Recommendation:

Grant Permission subject to:

- **completion of the Environmental Impact Assessment process of notifying the Secretary of State and publishing the decision.**

CONDITIONS AND REASONS:

1. Implementation timeframe

The development hereby permitted shall start no later than two years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 and to encourage delivery.

2. Approved plans

The development hereby permitted shall be implemented in accordance with the plans listed on the 'SID (Foxwood Road) - Main Plans List' (dated 26 March 2026), and in broad accordance with the technical highway, drainage and lighting plans listed on the 'SID (Foxwood Road) - Additional Plans List' (dated 26 March 2026), unless otherwise altered in accordance with the conditions of this permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Construction Environmental Management Plan

Before any site clearance or development commences, a final Construction and Environmental Management Plan (CEMP), to include Code of Construction Practice and a Construction Traffic Management

Plan (CTMP), shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- a) the appointment of an Ecological Clerk of Works;
- b) the indicative timing and phasing of the works (including all piling, the prevention of works during periods of heavy rainfall events and the timing of ground works close to watercourses so as to avoid sensitive spawning periods for Atlantic salmon);
- c) confirmation of no burning of site clearance or waste on site;
- d) hours of working;
- e) the location of temporary site buildings, plant and material storage areas;
- f) the arrangement for construction deliveries including construction traffic routing (including any restrictions);
- g) measures to prevent or minimise the risks of air pollution (through controls over dust emissions, exhaust emissions, bonfires etc.);
- h) temporary construction car parking and turning provisions on and off-site,
- i) temporary artificial lighting, including hours of lighting;
- j) mud on the road mitigation;
- k) a scheme for controlling noise and vibration from construction activities (to include piling) so as not to disturb sensitive biodiversity or harm residential amenity;
- l) the protection, closure and/or diversion of public rights of way during construction;
- m) storage of and collection of waste;
- n) controls for the volume and the quality of surface water runoff (including treatments for pollution and sediments) and which prevent or minimises the risks of land contamination and water pollution (including minimising the area of land that is disturbed and exposed, temporary covering/protection of disturbed areas, the installation of temporary SuDS, the use of silt traps and any other relevant requirements);
- o) watercourse crossings and any proposed diversions (temporary or permanent);
- p) a map or plan showing habitat areas to be specifically protected (identified in the ecological reports) during the works and any necessary mitigation for protected species to include appropriate buffers, exclusion zones, protective fencing and any other requirements to avoid damage to hedgerows, trees, streams and other important ecological features with no trenches for services or drains sited within the crown spread of retained trees;
- q) Information on the persons/bodies responsible for particular activities associated with the construction phase to include suitably competent SHEQ's on site at all times during construction who can monitor and control activities in accordance with the agreed CEMP and who shall ensure that there are satisfactory monitoring and reporting arrangements and that incidents and emergencies are immediately reported to the local planning authority;
- r) Details of invasive species management.

All works shall be carried out in accordance with the approved CEMP and should have due regard to the advice and guidance contained in British

Standard BS5228:2009 (A1 2014) “Code of Practice for noise and vibration control on construction and open sites”.

Reason: In the interests of amenity, highway safety, flood risk prevention and the protection of ecology and watercourse features during construction, in accordance with Policies DM1, DM5, DM6, DM8 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

4. Tree protection

The development shall accord with the arboricultural report reference 11705_R16b_JP. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plans reference 11705_P32 Rev B sheets 1 and 2. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

5. Unexpected contamination

In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority and any recommendations complied with. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority and the road hereby approved shall not be brought in to use until such approval is provided.

Reason: In the interests of human health and in order to comply with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

6. Surface water drainage

Prior to commencement of the development hereby permitted (other than vegetation clearance), a detailed surface water drainage scheme for the site, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall be in broad accordance with the submitted drainage plans shown on ‘SID (Foxwood Road - Additional Plans List’ (dated 26 March 2026) and in broad accordance with the ‘Ridge Spine Road Drainage Strategy (dated December 2023, rev. P06)’ and ‘Technical Note dated 10.09.04, ref. 5018551-TN-003 P01), and shall include:

- a. A technical summary highlighting any changes to the design.
- b. Details of the discharge watercourses to include bank / bed levels and water levels.

- c. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
 - d. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
 - e. Exceedance plans at a suitable scale demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria. This should also take into account potential barriers to land drainage routes, as opposed to surface water drainage for impermeable areas, to ensure the road drainage can function appropriately.
- The drainage system shall be implemented in accordance with the approved details prior to first use of the road.

Reason: To ensure that a suitable drainage scheme is in place to manage water runoff and prevent flood risk to the site and surrounding area, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

7. Drainage management and maintenance

Prior to first use of the road hereby permitted, a detailed management and maintenance plan for the drainage system shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i. Maintenance schedules for each drainage feature type;
- ii. A plan detailing ownership of each drainage feature;
- iii. Confirmation that adoption of feature is accepted by relevant public bodies;
- iv. Responsibilities of each party for the post-construction implementation, management and maintenance of the drainage scheme.

The drainage scheme shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure long term maintenance of the drainage system, to prevent flood risk and protect water quality, in accordance with Policies DM5 and DM6 of the Eastleigh Borough Local Plan (2016-2036).

8. Drainage verification

Within 3 months of the completion of the drainage scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall contain as built plans and photographs of surface water drainage assets in situ to demonstrate correct construction has taken place. Photographs of excavations, soil profiles and any installation of flow control devices shall also be included.

Reason: to ensure the drainage scheme is properly installed so as not to increase flood risk, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

9. Bird Hazard Management Plan

Prior to commencement of the development hereby permitted, a final Bird Hazard Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Bird Hazard Management Plan shall comply with Advice Note 3: Wildlife Hazards Around Aerodromes (CAST). The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the development.

Reason: It is necessary to manage the areas on the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Southampton Airport in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

10. Landscaping

- a) Within 6 months of commencement of the development (excluding vegetation clearance, demolition and groundworks), final hard and soft Landscape Plans shall be submitted to and approved in writing by the Local Planning Authority. The details shall include planting plans, schedules, species, sizes, densities, details of service runs, and an implementation timetable;
- b) The landscaping scheme shall be carried out in accordance with the details approved under part (a) of this condition in the first planting season following first use of the road;
- c) Within 3 months of completion of the landscaping scheme, written verification that the approved plans have been fully implemented shall be submitted to the Local Planning Authority for approval;
- d) If, within a period of 10 years after planting, any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area and biodiversity, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

11. Landscape Management Plan (LMP)

Within 6 months of commencement of the development (excluding vegetation clearance, demolition and groundworks), a final updated Landscape Management Plan (LMP) shall be submitted to and approved in writing by the local planning authority. The content of the LMP shall include the following:

- a) Details, extent and type of new planting (planting shall be of native species appropriate to the area);
- b) Details of long term management and maintenance including that for watercourses, buffers around watercourses and wetland habitats and invasive non-native species controls;

- c) Details of new and compensatory habitat created on or off site including details of target condition for the retained habitats and those created, restored or enhanced and monitoring methods and remedial measures to ensure these targets including Biodiversity Net Gain are achieved;
- d) Details of watercourse buffer zones including the planting and long-term management of watercourses and their associated buffer zones;
- e) Prescriptions and specifications for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period) to deliver the management and monitoring actions;
- g) Details of the body or organization responsible for implementation of the plan;
- h) Details of how contingencies and/or remedial action will be identified, agreed and implemented to ensure the development delivers the landscape objectives of the originally approved scheme.

The LMP shall be fully implemented in accordance with the approved details prior to first use of the road.

Reason: To ensure that landscape, protected species and ecological management measures are appropriately devised and implemented effectively so that the overall conservation objectives of the development (including Biodiversity Net Gain) are achieved and maintained over the lifetime of the development, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

12. Archaeology monitoring

During construction, the parts of the development comprising the road crossing the Parish boundary and stream valley shall be subject to archaeological monitoring, watching brief and recording, details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

Reason: To protect heritage interests of the site in accordance with Policy DM12 of the Eastleigh Borough Local Plan (2016-2036).

13. Employment and Skills Plan

Prior to commencement of the development hereby permitted, an Employment and Skills Plan (ESP) shall be submitted to and approved in writing by the Local Planning Authority. The ESP shall be fully complied with during the construction phase.

Reason: To provide employment and skills development opportunities as a result of the development, in accordance with Policy DM16 of the Eastleigh Borough Local Plan (2016-2036).

14. Road/footway verification

In relation to the road, footways and cycleways to be provided the following requirements shall be met:

- a) Prior to construction of any road, footway or cycleway a plan showing the extent of the roads, footways and cycleways to be adopted and

unadopted shall be submitted to and approved in writing by the Local Planning Authority;

- b) The road and all footways and cycleways, whether to be adopted or otherwise, shall be built to Hampshire County Council's current adoptable construction standards.
- c) A verification report by a suitably qualified engineer confirming that all unadopted roads, footways and cycleways have been built to Hampshire County Council's current adoptable construction standards shall be provided to the Local Planning Authority on completion of the final road surface. The report shall include the relevant construction details that the road, footways and cycleways have been built to and details of the professional qualifications of the person providing the verification.

Reason: To ensure that the development is provided to an appropriate standard, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

15. Lighting

Within 6 months of the commencement of development, a final lighting design strategy and plans shall be submitted to the local planning authority. The strategy shall be in broad accordance with the lighting plans listed on Plans List and Distributor Road Lighting Impact Assessment (Hydrock, 10/12/23, 24755-HYD-XX-XX-RP-Y-5007), and shall:

- a) identify those areas/ecological features and the species they support that are particularly sensitive to artificial lighting and where artificial lighting is likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) to clearly demonstrate that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the approved details prior to first use of the road, and shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that crepuscular and nocturnal animal species are not significantly disturbed by artificial lighting such that it adversely affects their breeding, roosting, foraging and commuting patterns and behaviour and to protect residential amenity, highway safety and security, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

16. Adherence to Ecological Report

Development shall be carried out in accordance with the recommendations of the Ecological Appraisal Report prepared by Johns Associates, ref. J00947/Version 1.2, dated 18 December 2023.

Reason: To ensure that ecological features and species are protected from harm in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

17. Ecological Mitigation and Management Plan (EMMP)

No development shall commence (including vegetation clearance and groundworks) until an Ecological Mitigation and Management Plan (EMMP) has been submitted to and approved in writing by the Local Planning Authority. The EMMP shall be based on the One Horton Heath Ecological Mitigation and Management Strategy Version 2, Johns Associates, September 2024 (EMMS) and the One Horton Heath Secondary Infrastructure Road Ecological Appraisal Report J00947/Version 1.2 dated 18/12/23 (Johns Associates). It shall be based on up-to-date ecological survey information and detail the avoidance and mitigation measures to be carried out on and off-site, together with a timetable for implementation. The development shall be carried out in accordance with the approved details. The EMMP shall include the following:

- a) Detailed risk assessment of potentially damaging site clearance and construction activities;
- b) Method Statement for the removal or long-term management/control of any invasive non-native species (if determined to be present);
- c) Details of the extent and location of important ecological features and protected species (habitats, including watercourses, ponds, all hedgerows and trees, and species including great crested newt, bats, hedgehog, dormice, otter, reptiles, badger and water vole) and related green infrastructure and proposed avoidance and mitigation measures, shown on appropriate scale maps and plans;
- d) Identification of 'biodiversity protection zones' where no construction related activities will take place (including protection zones for SINCs, woodland, hedgerows, ponds and watercourses);
- e) Details of the requirements for updated ecological surveys to inform mitigation measures and the timetable for each survey;
- f) Include a Biodiversity Net Gain Plan;
- g) Identify where Protected Species Licences will be required;
- h) Detailed practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during site clearance and construction including the location and timing of sensitive works to avoid harm to important biodiversity features (may be provided as a set of method statements);
- i) The times during construction when specialist ecologists need to be present on site to oversee works;
- j) Ecological trends and site constraints that might influence management; and

k) Details of long-term management responsibilities including a description and evaluation of the ecological features to be managed. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be fully implemented in accordance with the approved details prior to first use of the road and any subsequent variations shall be agreed in writing by the Local Planning Authority.

Reason: To protect features of ecological importance during site clearance and construction in accordance with the National Planning Policy Framework (NPPF, December 2024) and Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

18. Shared use path and cycle link

Prior to commencement of the development hereby permitted (other than vegetation clearance), plans and details for the provision of a shared use pedestrian and cycle path to be provided on the eastern side of the distributor road to the south of (parallel to) Fir Tree Lane, shall be submitted to and approved in writing by the Local Planning Authority. The shared use path shall thereafter be implemented in accordance with the approved details prior to first use of the road.

Reason: To ensure suitable connectivity for cyclists and pedestrians in accordance with Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

19. Pedestrian / cycle route details

Within 6 months of commencement of the development, full details of all pedestrian and cycle routes, to include a timetable for implementation and details of crossing locations, shall be submitted to and approved in writing by the Local Planning Authority. The pedestrian and cycle routes shall thereafter be implemented in accordance with the approved details and timetable.

Reason: To ensure suitable connectivity for cyclists and pedestrians in accordance with Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

20. Junctions and crossing points

Prior to commencement of the development hereby permitted (other than vegetation clearance), details of the location and design of the following shall be submitted to and approved in writing by the Local Planning Authority. These details shall be in broad accordance with the submitted technical plans as included in 'SID (Foxwood Road) - Additional Plans List' (dated 26 March 2026):

- a) all junctions from the distributor road to adjacent residential land parcels to include visibility splays (excluding those within the proposed Local Centre land parcel);
- b) all uncontrolled and controlled crossing points, to include pedestrian and cycle priority at each crossing of a side road and suitable visibility (excluding those within the proposed Local Centre land parcel);

The junctions and crossing points shall thereafter be installed in accordance with the approved details prior to first use of the road.

Where a junction is not to be implemented, as a result of the detailed design of the adjacent land parcel, then a plan showing how the highway will be completed (kerbing, drainage, lighting, and any other features), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide suitable access to adjacent land parcels in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

21. Bus stop locations and details

Prior to installation of any bus stops including any temporary stops where required (excluding those within the proposed Local Centre land parcel), full details of their location and design shall be submitted to and approved in writing by the Local Planning Authority. Bus stops shall thereafter be installed in accordance with the approved details.

Reason: To provide appropriate provision for public transport, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

22. Visibility splays

All visibility splays shall remain clear of any obstruction over 0.6m in height in perpetuity.

Reason: In the interest of highway safety in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

23. School parking strategy

Prior to first use of the road hereby permitted, a School Parking Strategy to include details of parking management responsibilities to prevent parking obstruction on the road in proximity of the school, shall be submitted to and approved in writing by the Local Planning Authority. The School Parking Strategy shall thereafter be implemented in accordance with the approved details.

Reason: In the interest of highway safety in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

24. Minerals

No development shall commence (other than vegetation clearance) until the following has been submitted to and approved in writing by the Local Planning Authority and thereafter all works shall be carried out in accordance with the methods agreed throughout the construction period:

- i) A method for ensuring that such incidental materials that can be viably recovered during the development are recovered and put to beneficial use;
- ii) A method to record the quantity of recovered mineral (re-use on site or off-site).

Reason: To provide minerals recovery and reuse where viable and to comply with Policy 15 of the Hampshire Minerals and Waste Plan.

25. Soil handling

Prior to the commencement (other than vegetation clearance) of the section of road within Grades 3a in the Agricultural Land Classification (ALC) system, as shown on plan reference 30454/999 dated May 2023 of application O/20/989498, a Soils Handling Strategy, which complies with the Defra Construction Code of Practice for the Sustainable Use of Soils on Construction, shall be submitted to, and approved in writing, by the Local Planning Authority to ensure, where feasible, the beneficial use of any higher quality (BMV) soils within the development, including in landscaping and allotments.

Reason: To protect the onsite best and most versatile soil from being compromised and for compliance with Policy S5 of the Eastleigh Borough Local Plan.

Notes to Applicant

1. Note to applicant: In accordance with the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.
2. Note to applicant: Advice from Southern Water:
 - If it is intended for Southern Water to adopt the SuDS system, it shall be designed and constructed in line with the following Design and Construction Guidance: [Sewerage Sector Guidance - approved documents | Water UK](#)
 - The impact of any works within the highway/access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under a NRSWA enquiry in order to protect public apparatus. Please send these enquiries to: Developer.Services@southernwater.co.uk.

- Any new connections to the public sewerage system will require a Section 106 connection application to Southern Water. For further advice please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (tel. 03303030119).
 - Please refer to Southern Water's consultation response dated 31 December 2025 for further information on the above matters.
3. Note to applicant: Advice from Hampshire County Council Countryside Service:
 - i Nothing connected with the development, or its future use should have an adverse effect on the right of way, which must always remain available for public use.
 - ii All vehicles and plant crossing a Public Right of Way should give way to public users, which could include horse-riders and cyclists, at all times.
 - iii Any damage caused to the surface of the Public Right of Way by construction traffic will be required to be restored to the satisfaction of the Area Countryside Access Manager on the completion of the build.
 - iv. There must be no surface alterations to a Public Right of Way without the prior consent of Hampshire County Council as Highway Authority. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980.
 4. Note to applicant: Advice from Natural England - Site clearance and construction works that could result in harm or disturbance to species listed on Schedule 2 of the Conservation of Habitats and Species Regulations, 2017 (as amended) or their breeding sites or resting places, shall not in any circumstances commence unless the local planning authority has been provided with either:
 - a) a licence issued by [the relevant licensing body] pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead;
 - b) written confirmation from Natural England or accredited ecologist that the operation does not require such a licence.

The works must be undertaken strictly in accordance with the methods, conditions and limitations of the licence granted.
 5. Note to applicant: Advice from the Lead Local Flood Authority (LLFA) – If the proposals include works to an ordinary watercourse, prior consent from the LLFA is required.

Report:

2. This application has been referred to Committee because the applicant is Eastleigh Borough Council and it is a major development which is subject to Environmental Impact Assessment.

3. This report should be read in conjunction with the One Horton Heath Introduction Report, which is included at Appendix 1.

The site and its surroundings

4. The 20ha site is part of the 125ha One Horton Heath (OHH) site. It comprises of largely agricultural land west of Horton Heath, and east of Eastleigh town.
5. The development site comprises an existing compacted stone/soil track associated with a solar farm, agricultural fields previously associated with cattle grazing and arable crop production, together with hedgerows and lines of trees, mixed scrub, a small section of woodland, a seasonally wet ditch and both modified and other neutral grassland. Site topography varies with land generally sloping gently north-westwards. A watercourse crosses the route (known as Foxwood Stream) and this is set amongst trees and undergrowth. There are also field hedges to be crossed. There is no SINC or ancient woodland in the immediate vicinity of the proposed road and the closest designated site of nature conservation interest is the River Itchen Site of Special Scientific Interest (SSSI) which is located approximately 1.1km west at its nearest point.
6. The Listed Fir Tree Farm, off Fir Tree Lane, is located to the north of this proposed new road. Fair Oak and Horton Heath Footpaths 701 and 702 are within or adjoining the application site.

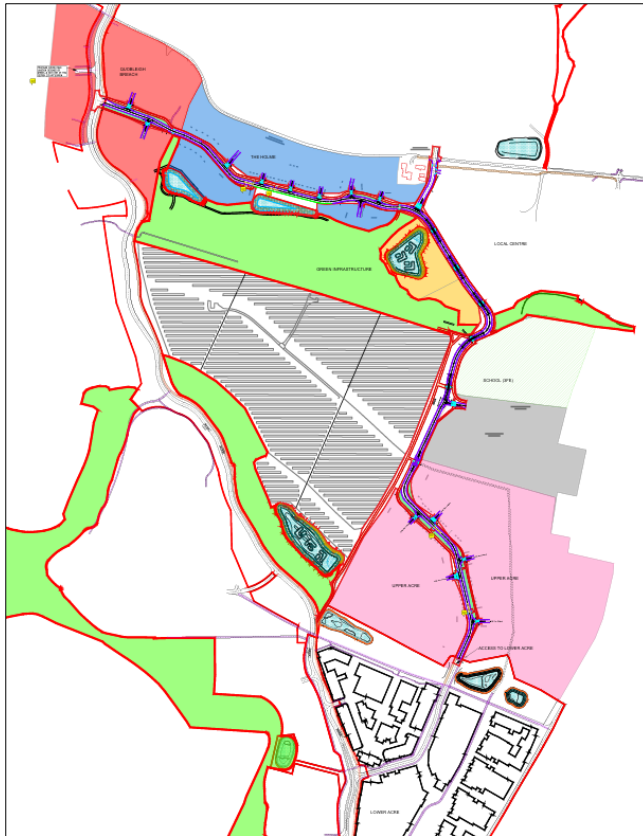
The Proposals

7. The application is for detailed permission for a secondary internal distributor road for the One Horton Heath site, which is subject to outline planning permission for a residential led mixed use development granted in October 2025. The outline application permits up to 2500 homes, a primary school, comprehensive open space and sports facilities, commercial land, a new local centre and associated infrastructure. As this application was submitted prior to the final grant of outline permission, this road application is for full permission, rather than the normal Reserved Matters application following the grant of outline permission. This means that it must be considered as a standalone application, although issues relating to the wider proposed development at One Horton Heath are relevant and are addressed in this report. This is similar to the previous standalone detailed applications ref. F/20/89500 for the first residential parcel and F/21/91185 for the main internal distributor road between Burnetts Lane and Allington Lane. The separate full application has been progressed as part of the “infrastructure first” approach to the OHH development, and road access to the school will be required prior to occupation of the 400th eligible dwelling.
8. The proposed road would provide a link running from the Quobleigh Breach junction on the north-west side of the site to the junction with the first phase of residential development at Lower Acre (planning permission ref. F/20/89500).

From the north-west, the route would run through the proposed residential parcels of Quobleigh Breach and The Holme, then the local centre and school site and down through Upper Acre where it would connect to Lower Acre. The road would be up to 6.5m wide and designed for 30mph speed but capable of accommodating HGV traffic and buses. The proposals also include 3m wide shared cycleways, footways, watercourse crossings, and drainage including ponds and swales.

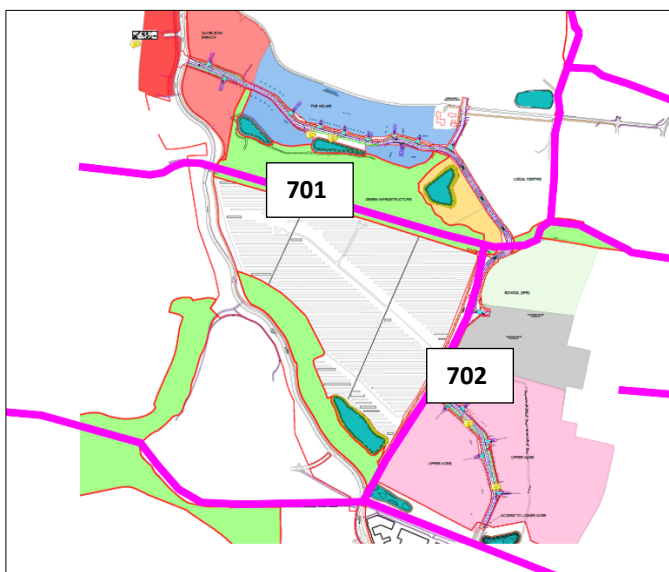


Illustrative diagram of road hierarchy (proposed road in red)



Overall road site plan

9. There would be 3 crossings for watercourses/ditches and these are designed to prevent flooding and enable safe passage underneath for mammals. Two public Rights of Way footpaths (701 and 702) would be upgraded to bridleways and subject to minor diversions, the works for which have been secured through the outline planning permission. Sustainable drainage basins incorporate part of the associated landscaping and biodiversity elements and are consistent with the overall strategies for the wider OHH site.



Plan showing rights of way (marked purple)

Environmental Impact Assessment (EIA)

10. The Town & Country Planning (Environmental Impact Assessment) Regulations 2017 ('the EIA Regulations') came into force on 16 May 2017. The EIA Regulations set out the types of development that must always be subject to an EIA (Schedule 1 development) and other development that will only require assessment if they are likely to give rise to significant environmental effects (Schedule 2 development). Schedule 3 of the EIA Regulations provides guidance and thresholds to help to decide whether EIA is required for a Schedule 2 development.
11. The applicant considers that the proposed development falls within Schedule 2 Section 10(b) of the EIA Regulations as an "urban development project" and that, given the nature and scale of the proposed development project, significant environmental effects could arise. As such, as the scheme is part of the wider One Horton Heath development it was considered that the proposed development qualifies as EIA development as defined within the EIA Regulations.

Environmental Statement, Non-Technical Summary and Addendums

12. Based upon a Scoping Opinion dated 12 August 2020, a single Environmental Statement (ES) was submitted with subsequent Environmental Statement Addendums (ESA 1) for the outline application for the whole development (OPA). A further Addendum (ESA3) was submitted in July 2024. This secondary road development relies upon the ES, ESA1 and ESA3 and is also supported by a Statement of Compliance, an EIA dated December 2023 and Non-Technical Summaries. The ES and subsequent addendums have assessed the likely environmental effects of the Proposed Development.
13. The Local Planning Authority agrees with the methodology and approach used in the Environmental Statement. The Secretary of State has been notified of the application in accordance with the EIA Regulations.
14. The following matters were identified as potentially significant effects of the development during the scoping stage of the application and are dealt with in the following chapters of the original ES and the subsequent addendum: climate change, socio-economics (includes population), air quality (includes human health), transport and access (includes human health), built heritage, ecology (biodiversity), hydrology (including flood risk and drainage), noise (includes human health), vibration (includes human health) and landscape and visual impacts. Matters scoped out of EIA were Ground Conditions (human health), Archaeology, Waste, Accidents and Natural Disasters (excluding flooding), Health and Safety, Odour, Soils and Agricultural Land, although where appropriate these are covered in separate reports. The ES covers both the construction and operational stages of development.
15. The ES thus contains the following technical chapters:
 - Chapter 6: Socio-Economics
 - Chapter 7: Air Quality

- Chapter 8: Transport and Traffic
 - Chapter 9: Built Heritage
 - Chapter 10: Biodiversity
 - Chapter 11: Water Environment/Hydrology
 - Chapter 12: Noise and Vibration
 - Chapter 13: Landscape and Visual
16. Climate Change and Human Health are considered across the Chapters. This report draws on all the supporting information and the Environmental Statement (with Addendums) and also forms the Local Planning Authority's Environmental Impact Assessment. Unless otherwise stated, the Local Planning Authority agrees with the conclusions of the ES/Addendums for each chapter and the level of impact identified.

Habitats Regulations Assessment

17. Under Regulations 63 and 64 of the Conservation of Habitats and Species Regulations 2017 (as amended) the Council, as competent authority, must complete a Habitats Regulations Appropriate Assessment (AA) for development of the scale proposed prior to determining the application, assessing the likely impacts and mitigation measures to ensure no adverse effects on the integrity of any internationally important and legally protected ecology sites. There are also provisions under the Wildlife and Countryside Act 1981 (as amended) in respect of SSSI. The Council's Appropriate Assessment concluding no significant impacts was completed on 29 April 2024 and sent to Natural England who did not object. The Appropriate Assessment (AA) was subsequently reviewed in April 2026 and it has been confirmed that the amendments made to the road proposals during the application process have not materially altered the content or conclusions of the original AA, which therefore remains valid.

Documents Submitted

18. This planning application and its plans are supported by the following documents, which can be viewed via the following link:: [Planning Application: F/23/96631](#)
- Planning Application Form and Certificates
 - Covering Letters
 - Environmental Statement (ES) and Addendum (including Biodiversity Survey and Report, Air Quality Assessment, Heritage Statement, Noise and Vibration Statement, Flood Risk Assessment and Drainage, hydrology and hydraulic modelling, Landscape and Visual Impact Assessment)
 - Environmental Statement Non-Technical Summary and EIA Statement of Compliance January 2024
 - Environment Statement Addendum (ESA3) and Non-Technical Summary July 2024
 - Planning Statement

- Public Consultation Report
 - Design and Access Statement
 - Ecological Appraisal Report
 - Ecological Management and Mitigation Statement
 - Biodiversity Net Gain Assessment
 - Bird Hazard Management Plan
 - Biodiversity Checklist
 - Transport Statement
 - Acoustic Assessment
 - Lighting Impact Assessment
 - Landscape Management Plan
 - Archaeology and Heritage Statement
 - Construction Environment Management Plan
 - Construction Traffic Management Plan
 - Geotechnical Investigation Report
 - Groundwater Monitoring
 - Air Quality Assessment
 - Arboricultural Impact Assessment
 - SUDS Strategy and Drainage Strategy (updated December 2023)
 - Movement Strategy
 - Road Safety Audit
 - Invasive Non-native Plant Survey
 - Employment and Skills Plan
 - Water Quality Management Protocol
19. Amended plans and documents have been received throughout the application process (the latest being in December 2025), and have sought to address consultee and officer comments and include changes to the road design, improved cycleway provision and revised drainage details.

Parameter Plans and Design Code for the Outline Application

20. The associated outline application includes four parameter plans for Access, Land Use, Green Infrastructure and Building Heights, which illustrate a framework for development and which are a relevant consideration for this part of the One Horton Heath development. The parameter plans form the basis of the Illustrative Masterplan sketches, supplemented by the Design and Access statement and emerging Design Code. Cumulatively they combine the constraints with the opportunities to provide information on the land uses and amount of development. In relation to this application, the outline access parameter plan shows internal distributor roads heading east from the Quobleigh Breach phase, and north from Lower Acre.

21. Relevant planning and site history

Application Reference	Description of Development	Decision
RM/25/100615 The Holme and The Homestal	Reserved Matters for erection of 357 dwellings with associated open space, landscaping, cycle and vehicular parking	Under consideration
RM/25/100614 The Folds	Reserved Matters for erection of 629 dwellings with associated open space, landscaping, cycle and vehicular parking	Under consideration
RM/25/100430 Quobleigh Breach	Reserved Matters for erection of 269 dwellings with associated open space, landscaping, cycle and vehicular parking	Approved 20 March 2026
RM/25/100575 Upper Acre	Reserved Matters for the erection of 424 dwellings with associated open space, landscaping, cycle and vehicular parking	Approved 19 March 2026
X/25/99588 Lower Acre	Variation of condition to amend design and layout of apartment blocks A2 and A3	Resolution to grant permission subject to S106 Agreement 11 December 2025
O/20/89498 Outline scheme	Outline: phased mixed use development comprising up to 2500 residential units in total; a primary Local Centre (and supporting secondary local centres) comprising mixed use residential/retail/leisure/community/ employment /day nursery/food establishment uses; office, commercial and industrial uses; a primary school, public open space including formal sports facilities and informal provisions; relocation of solar panels; key infrastructure and utilities provision including new roads, footpaths and cycle paths and improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and ecological, landscape, site preparation and demolition works (All matters reserved except access)	Outline permission 27 October 2025
F/20/89500 Lower Acre	Construction of 381 dwellings, access road works and public open space (first phase)	Permitted December 2022
F/21/91185	Construction of road between Allington Lane and Burnetts Lane with associated footway,	Permitted September 2022

Link Road (The Avenue)	cycle paths, water crossings, drainage and landscaping	
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Designations applicable to site

- Allocated for housing led mixed used development in Adopted Eastleigh Borough Local Plan
- Solent Mitigation and Disturbance Zone
- Flood Zones 1, 2 and 3 (watercourse routes)
- New Forest Recreational Impact Mitigation Zone

Planning Policy Context

National Planning Policy Framework (NPPF, December 2024)

22. The NPPF sets out the Government's planning policies for England and how it expects them to be applied. It is a material consideration in planning decisions with relevant sections including:
- Section 2: Achieving Sustainable Development
 - Section 5: Delivering a Sufficient Supply of homes
 - Section 8: Promoting healthy and safe communities
 - Section 9: Promoting Sustainable Transport
 - Section 10: Supporting high quality communications
 - Section 11: Making effective use of land
 - Section 12: Achieving well-designed places
 - Section 14: Meeting the challenge of climate change, flooding and coastal change
 - Section 15: Conserving and enhancing the natural environment
 - Section 16: Conserving and enhancing the historic environment
 - Section 17: Facilitating the sustainable use of minerals

Planning Practice Guidance

23. Where material, this guidance (which supplements the NPPF) should be afforded weight in the consideration of planning applications.

Development plan policies and SPD's

24. The Development Plan formally comprises the 2022 adopted Eastleigh Borough Local Plan (2016-2036), referred to in this report as the Local Plan, and the Hampshire Minerals and Waste Plan (2013).
25. The application site does not fall within a Minerals Safeguarding Area, as defined by Policy 15 "Safeguarding – Mineral Resources". However, there are areas within the road site that have the potential for below ground minerals as identified at outline application stage. A condition to agree methods for extraction of any incidental minerals would therefore be required.

Eastleigh Borough Local Plan 2016-2036 (Adopted April 2022)

26. The most relevant policies are:
- S1 – Sustainable development
 - S2 – New development
 - S3 - Location of new housing (including reference to Horton Heath site)
 - S11– Transport Infrastructure (includes new road linking Bubb Lane and Burnetts Lane)
 - S12 – Strategic footpath, cycleway, bridleway links
 - DM1 – General criteria for new development
 - DM2 – Environmentally sustainable development.
 - DM3 – Climate Change
 - DM5 – Managing Flood risk
 - DM6 – Sustainable surface water and watercourse management
 - DM8 - Pollution
 - DM10 – Water and Waste Water
 - DM11 – Nature Conservation
 - DM12 – Heritage assets
 - DM13 – General Development criteria - transport
 - HH1 – Land west of Horton Heath
27. A summary of Policy HH1 is set out in the Introduction Report.

EBC Supplementary Planning Documents

28. These support Local Plan policies and provide further guidance. The most relevant are:
- Quality Places (November 2011) and draft update
 - Trees and Development (April 2022)

Community Engagement

29. The NPPF strongly encourages early community engagement advising that, where it can be demonstrated that applicants have worked closely with those directly affected by the development, the design of the proposal should be looked upon more favourably. A supporting Public Consultation Report for this application has set out that the applicant undertook community pre-application consultation in June/July 2023. Feedback related to linking to wider transport networks, managing public access and connectivity, access to bus stops, ecology considerations, water course considerations, vehicle speed limits/desire for 20mph, crossing facilities and shared use facilities for sustainable travel modes and lighting design.
30. Around 140 neighbour letters were sent to local residents in January 2024. Site and press notices, which included the statutory EIA publicity details, were also displayed to advertise the application and amendments, and the Secretary of State was notified.

Local Resident Representations (Summarised)

31. 1 letter of objection relating to wider concerns regarding the One Horton Heath project as a whole. 1 comment received raising comments about private access and drainage.

Statutory and Non-Statutory Consultation final responses (summarised)

32. **Fair Oak and Horton Heath Parish Council** – No objection.
33. 18/02/26: Understood that rights of way matters have been addressed through outline planning permission.
34. 21/01/26: Objection due to insufficient information regarding public rights of way provision and delivery. Noted and welcomed that improvements have been made to highway and active travel proposals and further drainage information has been received.
35. 24/1/24 Holding response: Given that there has been recent and historical flooding and drainage issues in and around the site, it is important that the hydrological design of the site is adequate. Without a robust scheme in place, the cumulative issues will be compounded and will worsen over time, this will be untenable for residents, visitors and local wildlife. The Parish wishes to put forward its concerns as a holding statement, pending a response from the Local Flood Authority and will submit further comments once it has reviewed the LFA's submission. Support Eastleigh Ramblers comments.
36. **Environment Agency** – No objection.
37. **Hampshire Highways** – No objection subject to conditions.
38. 18/02/26: Revised plans have addressed many of the points previously raised, subject to some further detailed elements being secured by condition, including junction details, locations of bus stops and a school parking management plan.
39. 30/1/25: updated plans and clarifications still required in relation to: footways / shared use; drawing consistency; crossing points and types; bus stop locations; visibility splays; road alignment and vehicle tracking.
40. Some matters confirmed as acceptable in principle (subject to some further detail by condition), including 30mph speed limit; carriageway widths; provision of sewers in carriageways; kerbing and surfacing; cambered carriageway; and parking approach for school.
41. 3/9/24: Further information and consistent plans required in relation to various matters including cycle routes and footway provision, tracking and visibility, crossing points, and parking management.

42. **Sustainable Transport Officer** – Comments in relation to separate cycle routes in wider roads/footpaths, priority crossings, need to avoid cyclists needing to cross roads to use paths on one side of the road, and need for improved footpath/cycle access to the school apply.
43. **Design Officer** – Cycle routes should follow LTN 1/20 guidance with segregated cycle and pedestrian routes; priority should be given to pedestrians/cyclists at junctions; crossing point for cyclists needed if cycle path only on one side; further information on surfacing of routes will be needed and shared use spaces need to be well-designed to help reduce vehicle speeds; minor design improvements suggested.
44. **Natural England** – No objection to Appropriate Assessment subject to conditions for CEMP, and drainage implementation and management.
45. **HCC Flood and Water Management Team (LLFA)** – No objection subject to conditions.
46. 16/02/2025: Further revised plans and details reviewed. Some further information still required in relation to levels and watercourse connections, which can be secured by condition.
47. 11/04/2024: Revised plans, further information and calculations have been reviewed. The further information addresses the points previously made, subject to some additional details being secured by condition.
48. Some concern remains about exceedance flow routes for permeable areas. More detailed plans at 1:500 scale are required. Further levels details also required for some of the watercourses.
49. Works to watercourses will require separate consent (informative). Recommend condition for further details to be provided within an updated drainage strategy.
50. 26/1/24: SuDS maintenance schedule to be revised; further calculations needed; connection spurs recommended; provide catchment E details; provide exceedance flow plans; further information for culverting details needed (culverting acceptable to facilitate road).
51. **Tree Officer** – No objection subject to condition. There is an accepted level of trees loss and the correct number of replacement trees, as per the Tree Replacement Policy. Condition recommended.
52. **County Archaeologist** – No objection subject to monitoring and mitigation conditions. Does not set precedent for other parts of the OHH site.
53. **Landscape and Design Team** – Comments to be made at landscaping scheme condition discharge.

54. **HCC Countryside Team** – No objection in principle subject to conditions.
55. The proposals directly affect three public right of ways (PROW): Footpaths 701, 702 and 703, to which various upgrade works, surface improvements and diversions are proposed (as covered by previous permission ref. F/20/89500 and in the outline application).
56. HCC Countryside Service consider that the crossing of the proposed road over Footpaths 701 and 703 should prioritise PROW users, but defer to HCC Highway Authority for final decision on crossings.
57. Plan required to show existing definitive PROW routes and proposed diversion routes. Emphasised need to secure payments for public right of way works through the S106 agreement for Lower Acre (permission F/20/89500), and that separate agreements will be needed with HCC Highway Authority to permit works to the public right of ways.
58. **Eastleigh Ramblers** – Objection.
59. The plans indicate the intention to implement footpath diversion, but the full extent is not shown within the red line of the application. Further details are required for the Local Planning Authority and the public to fully consider the diversion proposals.
60. **Active Travel England** – Endorse comments of the Local Highway Authority and other consultees.
61. Noted that the proposals have undergone detailed consultation from the Highway Authority and other technical experts, which have resulted in amendments. Active Travel England has decided to endorse these comments and encourages proactive dialogue to resolve remaining issues.
62. General comments:
- a) Preference for shared use facilities over segregated walking and cycle tracks is disappointing.
 - b) Shared use walking and cycle facilities appear to be incomplete. This could lead to on-carriageway cycling and potential conflicts with vehicles.
 - c) The routes lack coherence for pedestrians, requiring users to cross the carriageway at various points where incomplete footpaths exist.
63. The applicant is encouraged to assess whether the proposals align with the National Design Guide, Inclusive Mobility Guidance and LTN 1/20.
64. **HCC Children's Services** – Concur with comments from HCC Highways regarding pedestrian access to the school.
65. **Burnetts Lane Residents Association** – No comments received.
66. **Barley Fields Residents Group** - No comments received.

67. **Southern Water Services** – No objection. SuDS may be adopted by SWS and would need to comply with latest design and CIRIA guidance. Where not adopted, SuDS will need long-term maintenance and management arrangements.
68. **Direct Services** – Concerns regarding refuse vehicles overhanging. Will review landscaping at a later date.
69. **Planning Policy** – No objection. Whilst the principle of the road is supported by EBLP Policy HH1i, S11, S12 and DM13 in addition to the Local Transport Plan, it is difficult to assess whether the detailed proposals provide appropriate transport infrastructure, in particular how this will fit with the wider links.
70. **Go South Coast (Bluestar) Bus Company** – Objection.
71. 02/01/25 – Amended tracking details accepted. Concerns about an insufficient number of bus stops and inappropriate locations, which would not encourage use of public transport.
72. **Ecologist** – No objection to the proposals on the grounds of ecology subject to: Submissions of a project specific CEMP; project specific EMMP; final lighting details; clarification on drainage points raised by the LLFA. Protected species mitigation measures are set out in the submitted Ecological Appraisal and are agreed.
73. **Pollution Team** – Noise management conditions recommended (but would be dealt with under separate reserved matters submission), as the road has potential to have significant impact on dwelling design if they are sited too close and noise not mitigated.
74. **National Planning Casework Unit Department of Levelling Up** – no comment on environmental statement.
75. **Southampton Airport** - No objection subject to bird hazard management plan condition.
76. **Urban Design Officer** – No comments to make.
77. **Hampshire and Isle of Wight Fire & Rescue Service** - Advice provided. Access and facilities for Fire Service Appliances and Firefighting should be in accordance with Approved Document B5 of the Building Regulations. Further advice provided in relation to high reach appliances, water supplies, fire supplies and fire safety.

Assessment of proposal

78. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a local planning

authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise.

79. In terms of other material planning considerations, these include the National Planning Policy Framework and Planning Practice Guidance which constitute material considerations of significant weight. At the heart of the NPPF is a presumption in favour of sustainable development. The three overarching objectives to achieving sustainable development are defined in the NPPF as: economic, social and environmental. These objectives should not be looked at in isolation as they are mutually dependent.

Development Principle

80. Adopted Plan Policies HH1 and S11 specifically support the proposed road in association with housing and other land uses west of Horton Heath.
81. The Council also has an ongoing responsibility to ensure that there is a continuous 5-year supply of housing. The OHH development contributes towards this and the application has an important infrastructure role to play in this respect.
82. The principle of developing this secondary road is clearly accepted in the adopted Local Plan, although the proposals are still subject to being acceptable in detail, needing to comply with other planning policies, and meeting tests relating to sustainable development and the assessment of environmental impacts.

Economic Sustainability

83. One of the core planning principles of the NPPF is to proactively drive and support sustainable economic development to deliver, amongst other things, the homes that the country needs. As with any new development, the proposal would support growth in the local economy and the One Horton Heath development as a whole would create around 270 construction jobs on and off-site per annum for a 10-15 year period, working through the phases. The proposed road is part of the development as a whole, and would contribute towards this overall quantum. An Employment and Skills Plan would ensure there is opportunity for training and skills development for the construction employees for the road. In EIA terms this would be a minor beneficial impact over the short to medium term.

Social Sustainability

84. As well as providing important road infrastructure for the OHH development and an internal route to key facilities, the application also ensures sustainable drainage and green areas are delivered.
85. The Green Infrastructure Parameter Plan, Concept Masterplan and Open Space Strategy submitted with the outline application all seek to respond to existing landscape character and Public Rights of Way. They retain woodland

copses, hedges and trees, and provide for new open space and trees as well as the necessary SuDS, ecology areas and watercourse buffers and the road proposals are designed to accommodate all these.

86. A key aspiration of the proposed OHH development is the promotion of walking and cycling, not only for the purposes of travel to destinations but also for recreational purposes, including dog walking, and the proposals include provisions for this.

EIA Socio-Economics Consideration Summary

87. The social and economic impacts are addressed in Chapter 6 of the ES with minor beneficial effects in regard to operational jobs within the wider outline development being identified. The Environmental Statement Addendums (ESA2 and ESA3) concluded that the assessment or findings within the ES remain unaltered. The road proposal allows for the provision for social infrastructure, including enhanced footpaths/cycleways, to be enabled.

Environmental Sustainability

88. More details of relevant environmental considerations are set out in this section of the report.

Landscape Character

89. The application site does not fall within a designated nationally important landscape, is not considered to be a 'valued landscape', and has an overall low landscape sensitivity, although it is recognised that there are some trees and hedges and existing recreation routes, which are valued local assets, in and around the site. Policy HH1, which designates the site for future development, recognises the need to retain elements of the existing landscape and wherever possible hedges and trees are retained.
90. Effects on visual amenity would be localised. Some residual moderate adverse effects would be experienced by users of parts of Public Rights of Way crossing the site and link road, due to the amount and extent of change which would be experienced.
91. It is evident that the change from countryside use would create landscape and visual impact that would be incapable of full mitigation, particularly when viewed close-up. However, this site already benefits from planning permission and is allocated for development under Policy HH1. It is accepted that the establishment of new green infrastructure would provide mitigation and long-term benefits and the majority of existing landscape elements, such as trees and hedgerows, would be retained.
92. Light pollution has also been considered as this can have an impact upon landscape character. The NPPF advises that good design should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation interests. It is inevitable that the site

would be illuminated at night, changing the character of this rural location. It is important to try to minimise this where possible through careful design to ensure any light spillage is managed to be within acceptable limits, but still provides sufficient light for safety and security. It is therefore recommended that, should permission be granted, a condition is attached requiring full details of lighting to be approved.

93. During construction phases there would also be locally significant visual impacts for residents and users of the public rights of way and local roads. It is accepted that this is a moderate adverse impact but due to its temporary nature this is not deemed to be unacceptable when considered against the long-term operational impacts as set out above.
94. Overall, the impact of the proposed distributor road on the wider landscape setting and settlement identity is not considered to be significantly harmful, and when considered in the context of the wider development that it is to serve, would be negligible.
95. The landscape principles proposed for new planting for this application are acceptable in their own right, and as part of the landscape strategy for the parcels that they will serve, subject to conditions requiring further final details. The proposals are considered to accord with landscape policy objectives set out in the Local Plan.

Agricultural land

96. With the exception of a small area of grade 3a land near the school/sports pitch site, the rest of the land affected by the road is grade 3b (moderate quality) or 4 (poor quality) agricultural land. The majority of the site therefore meets the requirement advocated within the NPPF and the Local Plan to protect other better and more versatile agricultural land. The impacts of the One Horton Heath development as a whole on agricultural land has been fully considered and agreed through the granting of outline planning permission, subject to the imposition of a condition regarding soils handling/re-use where viable. This is applied here in relation to the area of grade 3b land.

Traffic and Road Design

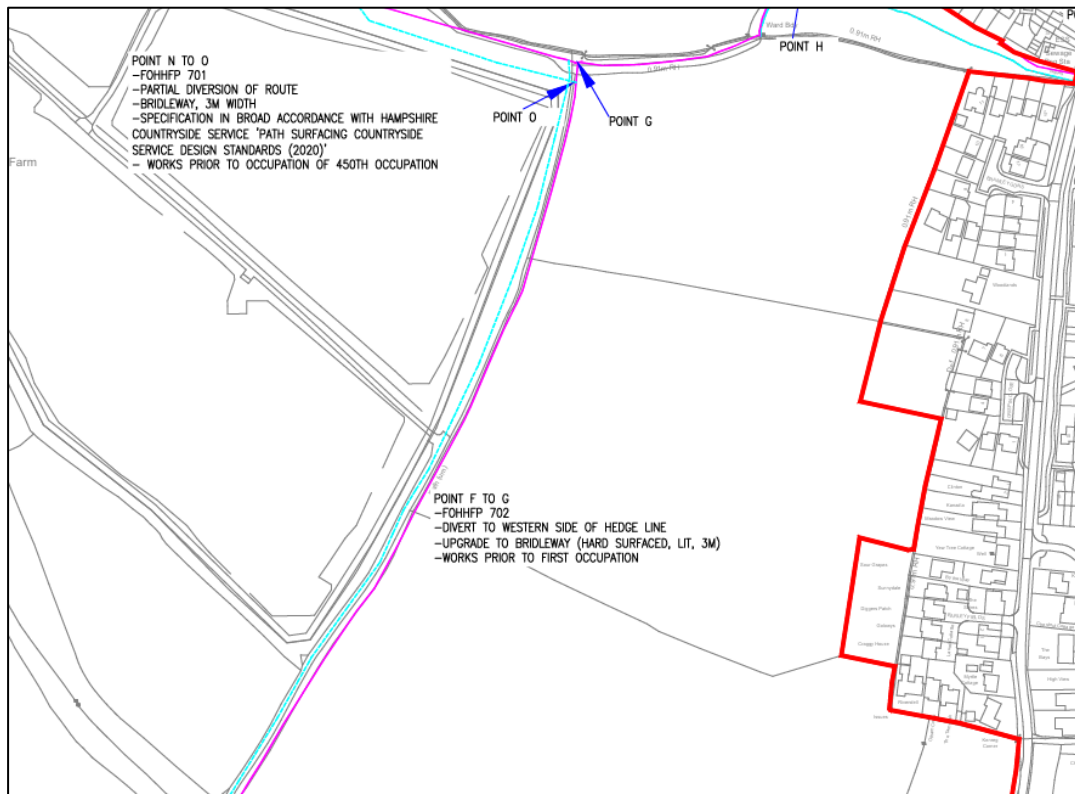
97. Local Plan Policies S1, S11, S12, HH1, DM1, DM8 and DM13 are relevant for the land use proposed at OHH. Specific road and sustainable transport improvements are identified in addition to the Eastleigh Borough Local Transport Statement, Infrastructure Delivery Plan, Cycling and Walking Strategies. The NPPF also advises that applications should allow for the efficient delivery of goods, and access by service and emergency vehicles and be designed to address the needs of people with disabilities and reduced mobility, and these requirements are addressed in the application, as are provisions for buses.

98. This new road does not, in itself, generate new traffic, rather the education, sports, residential and commercial land uses it would serve would generate the traffic. The proposed route is as indicatively shown on the Outline Access Parameter Plan. This application confirms the exact route and the detail and is in accordance with relevant transport policies being a 30mph road . The precise junction positions for linking roads may, however, be subject to change as a result of later reserved matters details for the relevant development phases, and therefore junction details will be dealt with by condition.
99. Where the route crosses Foxwood Stream a tight bend reduces vehicle speed. The crossing has been designed to best protect trees, ecology and reduce flood risk. A tributary to Foxwood Stream west of the local centre would also be crossed, as would Tollbrook Stream south of the application site. The height of the culverted watercourse crossings accommodates the 1/1000 year flood level plus 30% for climate change and also provides mammal tunnels.
100. Bus tracking has been amended through consultation with Go South Coast and are now considered acceptable. Go South Coast has continued to raise objection in relation to the locations and number of bus stops, and it has been agreed with the Highway Authority that the precise location of the bus stops can be dealt with and secured by condition.
101. Lighting designs have been submitted but final details would be subject to condition. In respect of ecology, it is expected that cowls or shields will be needed to minimise light spill.
102. Where the road passes the site of the proposed school, the Highway Authority has requested a school parking management plan to reduce the risk of obstructive parking on the road during school drop-off / pick-up times. This would be secured by condition. Subject to conditions, the proposals are considered to accord with the relevant transport policies of the Local Plan.

Walking and cycling routes and public rights of way

103. The NPPF prioritises pedestrian and cycle provision and Local Plan Policy HH1(f) requires a layout of residential development designed to maximise opportunities to create links to, and to integrate with the existing settlement. Policy HH1(i) further requires the provision of footpath, cycle and bridleway routes through the site and to link the new developments with the wider existing and proposed footpath and cycleway networks.
104. Central to the sustainable movement strategy is cycling, and the development caters for cyclists of all abilities. There are dedicated cycle links proposed alongside the road for local movements and these will link to other dedicated cycle links to be provided throughout the development. The footpath and cycleway routes are separated from the road by grass verges, hedges and soft landscaping.

105. The route of the road and associated works is crossed by 3 public rights of way: Footpaths 701 and 702 and 703 in the Parish of Fair Oak and Horton Heath. Footpaths would need a diversion from the current legal alignment for the proposed works. The diversion routes are shown on the submitted plans and secured through the outline permission, and formal consent would be required from HCC Highway Authority. Closures for the works should be for as short a time period as possible.
106. The scheme incorporates the proposal to move Footpath No 702 from the east side of the existing hedgerow to the west side (see extract of rights of way plan below). This proposal is already embodied in the confirmed Order entitled THE EASTLEIGH BOROUGH COUNCIL (FAIR OAK AND HORTON HEATH FOOTPATH PATHS 702 AND 703) DIVERSION ORDER 2022. This will enable pedestrian users to continue to have a route available to them and that they will be segregated by the hedge from road traffic. The route of the proposed road will cross Footpath No 701 Fair Oak and Horton Heath and the Design and Access Statement shows a suitable crossing point in the road.



Plan showing rights of way works approved through outline permission

107. The overall Environmental Impact conclusion for pedestrian and cycle amenity, associated with the road, is that it would be slightly beneficial. The cycle and pedestrian provisions are considered appropriate in respect of how they would link with the wider development and surrounding area in accordance with the access principles of the outline planning permission for One Horton Heath.

Residential Amenity and Noise

108. The NPPF advises that decisions should avoid significant adverse noise impacts on health and quality of life as a result of new development, that impacts should be mitigated where possible, and that there should be a recognition that development will often create some noise. Noise can also have a negative impact on ecology. Policies DM1 and DM8 of the Local Plan relate to these considerations. A number of noise assessments have been carried out for the wider development and the dominant noise will be from roads, for the majority of the time.
109. There are no existing residents adjoining the proposed road, but there are existing properties within 100m of the route, the nearest being Foxholes Farm approximately 42m away. As acknowledged in the landscape assessment, the road will be part of the significant change to the character and appearance of the OHH development and will therefore impact on outlook from properties, as would be expected from an allocated housing site. Regarding noise, the ES concludes neutral to moderate impacts on existing and proposed residential dwellings from road noise. However, the impacts on new dwellings have since been assessed further through the relevant reserved matters submissions and it has been demonstrated that with appropriate mitigation in the form of enhanced glazing and trickle vents for those closest to the main road, appropriate noise levels can be achieved. Any mitigation would be secured through the reserved matters applications and outline conditions compliance.
110. In respect of the impact on existing residents in Burnetts Lane, Allington Lane and surrounding roads including Barley Fields, Crispin Close and Bramley Gardens, the overall EIA impact is neutral in the long term and in accordance with national guidance and Local Plan policies DM1 and DM8.
111. Construction noise has been assessed as being a potentially moderate adverse effect in respect of the nearest occupied dwellings. This can be suitably addressed through a condition to secure a final enhanced Construction Management Plan, including a Code of Construction Practice, and restricting hours of work to reduce it to a neutral effect. Subject to conditions, it is considered that noise impacts would be suitably mitigated in accordance with Policy DM8 of the Local Plan.

Air Quality

112. The NPPF advises that policies should sustain compliance with and contribute towards national objectives for pollutants, taking into account Air Quality Management Areas and the cumulative impacts on air quality from individual sites. Local Plan Policy DM8 requires any impacts upon air quality to be assessed in this regard. There are also a number of European Directives that apply to air quality which the Air Quality Standards Regulations 2010 seek to transpose and simplify.

113. The application has been submitted with an air quality assessment and the ES for the OHH development as a whole considers the impact of the development upon air quality at various receptors, including human and ecological receptors. Both the construction and operation phases were considered as well as various forms of air quality pollutants. In particular, NO₂, NH₃ and particulates and nitrogen deposition to sensitive ecological receptors were considered from increased level of traffic and construction activities with the conclusion that there would be no significant impact on human health or ecological sites (including SSSI) if mitigation measures are provided.
114. A construction dust assessment was undertaken in line with IAQM guidance which predicted construction activities associated with the development to have a high/large risk of dust impacts, a low risk of human health impacts and a low risk of ecological impacts, thus providing the site with an overall high risk of impacts, and the potential to cause a Significant Effect. Adopting appropriate mitigation, such as dust control measures, covering stockpiles and controlling construction vehicle speeds will ensure that this risk is reduced to Negligible and the residual effect will be Not Significant. Specifically, the impact on air quality dust impacts would be controlled through the use of a condition requiring the approval and implementation of a Construction Environmental Management Plan (CEMP). Subject to mitigation conditions, the application is considered to be in accordance with the NPPF and adopted Development Plan policy DM8.

Land Contamination

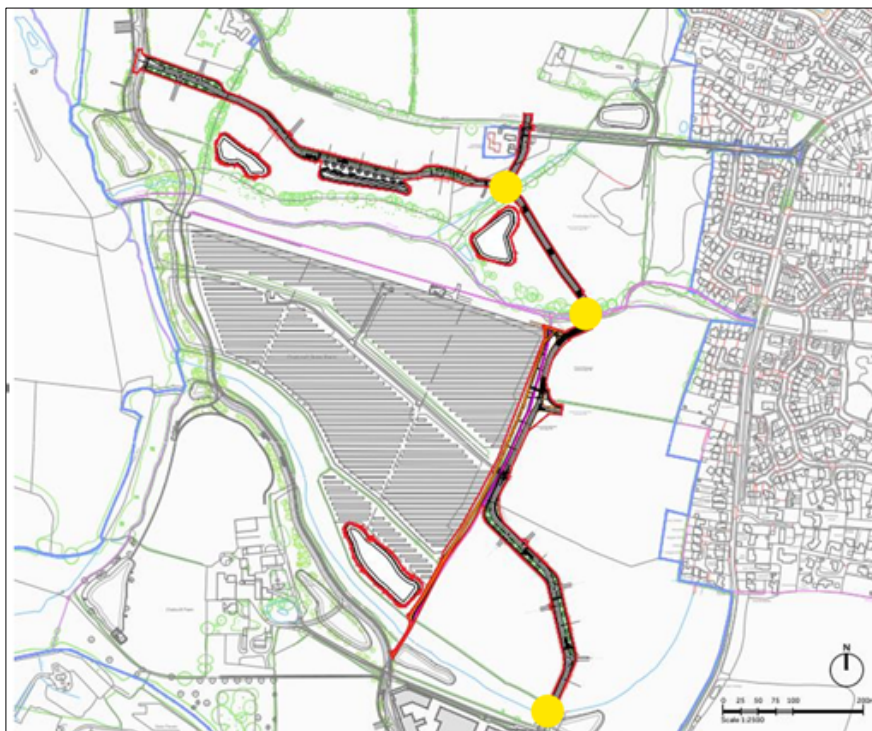
115. The NPPF and Local Plan Policy DM8 require sufficient information be provided to adequately demonstrate that there is no risk to human health or ecology through contaminated land and that the land can and will be remediated to a standard suitable for the proposed end use and will ensure that the risk of pollution of controlled waters is minimised. Risks from contaminated land on this site were not identified as an Environmental Impact matter for consideration.
116. The submitted assessment of contamination concludes that there is no contamination land risk to human health on the secondary road route and the Pollution Team have only recommended a condition should unexpected contamination be found during the works. Subject to such a condition, the application is considered to be in accordance with the NPPF and Local Plan policy DM8.

Drainage and Flood Risk

117. Local Plan Policy DM5 for Managing Flood Risk requires that new development falls outside known flooding areas unless criteria for flood management are met including: meeting sequential and exception tests (where required); the provision of site specific flood risk assessment; and protection measures and designs which exceed normal standards, all in order not to increase flooding elsewhere. Policy DM6 for Sustainable Surface

Water Management and Watercourse Management requires appropriate proposals in this respect to ensure water quality retention and assist with flood management. Guidance within the CIRIA C753 SuDS Manual should be adhered to, including future management and construction period management. The supporting drainage documents have been updated to ensure compliance with this.

118. There are three ordinary watercourses/tributaries which are to be crossed by this road (Tollbrook and Foxwood streams and Foxwood stream tributary). Areas of elevated/high flood risk are the low lying areas around these on-site watercourses and these are in Flood Zones 2/3. However, none of the application site falls within these Zones and all is within Flood Zone 1 (very low risk of flooding), despite its geology and clay substrate. All streams on site drain to the River Itchen.



Road layout with watercourse crossing indicated (in yellow)

119. HCC as Lead Local Flood Authority (LLFA), consider the impact of development on ordinary watercourses. The NPPF requires flood risk assessment and also encourages long-term flood risk planning and management in adapting to climate change. The use of natural flood management techniques, including sustainable drainage schemes, as part of an integrated approach to flood risk management is proposed.
120. Further information in response to comments from the Lead Local Flood Authority (LLFA) has been provided. Subject to conditions for final details and management, both the EA and LLFA have raised no objection to the proposals and are satisfied regarding flood risk. These conditions are contained within the list of recommended conditions.

121. Comprehensive SUDs features have been proposed for incorporation into the drainage design including natural filtration, swales, and attenuation ponds with sediment forebays and wetlands. The SuDS and new drainage would reduce run-off in terms of volume and flow speed to greenfield run-off rates and protect water quality through these various methods designed to blend into the landscape. With capacity for the 1 in 100 year storm rate plus 30-40% capacity for climate change this is in accordance with best practice.
122. HCC also separately consider Ordinary Watercourse consent for drainage works and the applicants also need to satisfy the EA in the separate flood risk permit process.
123. The NPPF supports the multifunctional use of SUDS land, and the natural drainage proposed can also deliver other ecological benefits. With appropriate conditions detail, including the management and maintenance arrangements for the lifetime of the development, the proposals would comply with Policies DM3, DM5 and DM6 and NPPF advice.
124. In respect of EIA, the overall effect on surface water drainage and flood risk for the road and wider development is assessed as not significant with the proposed mitigation measures and conditions in place.

Ecology

125. Local Plan Policy HH1 includes the requirements that planning applications and decisions should ensure:
 - no adverse impacts on adjacent Sites of Importance for Nature Conservation, with the provision of appropriate buffers in the region of 50m for ancient woodland and 20m for other SINC designations;
 - the provision of a comprehensive landscape framework for the site that includes measures to ensure that there is no damage to, and enhancement of the Sites of Importance for Nature Conservation, and that retains as many as possible of the existing mature trees and hedgerows within the site, enhances biodiversity interest including that of the watercourses running through the site and provides a linked network of open spaces and green routes.
126. Ecological considerations, along with landscape considerations have had a significant influence on the masterplan for the OHH Development as can be seen from the Green Infrastructure Parameter Plan for the outline application. Some 40% (51ha out of a total of 125ha) of the total site area would consist of green infrastructure, including the retention of important ecological and landscape features and the creation of new ecological features, both to mitigate for those that will be lost and to deliver across the whole site an overall net gain in biodiversity. Not only are existing important ecological features retained but the ecological network is shown enhanced overall, so as to avoid the fragmentation of habitats and the isolation of species populations both of which would lead to a decline in overall biodiversity.
127. Local Plan Policies S1, DM6, DM10, DM11 and HH1 and the NPPF all provide important policy considerations which have informed the application

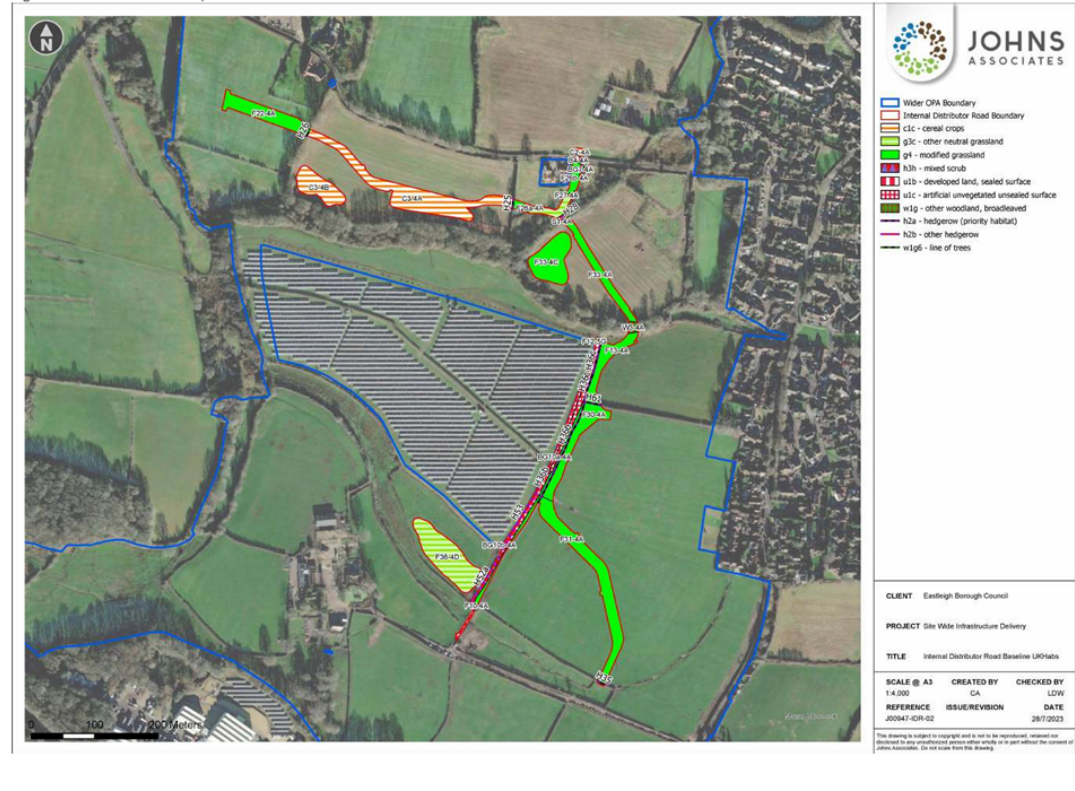
and against which it must be assessed. In addition, the legal requirements of the Wildlife and Countryside Act, 1981 (as amended), the Conservation of Habitats and Species Regulations (the Habitats Regulations), 2017 (as amended) and the Natural Environment and Rural Communities (NERC) Act 2006 must also be considered where the proposed development is likely to have significant effects on statutorily protected sites and species and priority habitats and species. Ecological impacts can be both direct and indirect and can act both alone and in combination with other development proposals, affecting both on-site and off-site features of ecological importance. The Council has a Biodiversity Action Plan and Natural England provide guidance in addition to other available technical guidance. Chapter 10 of the submitted Environmental Statement addresses the likely significant effects on Ecology within the context of the EIA.

On-Site Ecological Impacts

Impacts on habitats and ecological connectivity

128. The proposed secondary road route passes principally through habitats of low ecological value - predominantly improved grassland. The proposed route does not pass through any statutorily protected sites or locally important Sites of Importance for Nature Conservation (SINC's) or their buffer zones.
129. The south-east to north-west alignment of the road means that it inevitably severs some linear ecological features, most notably the woodland and stream north of the solar farm and hedgerows to the north and east of the solar farm. Important hedgerows to be largely retained are to be protected by 5 metre buffers and retained trees have root protection zones. However, there are some stretches of the road and the associated footpath that runs alongside where there could be pinch points. Overall, the impacts on habitats and ecological connectivity are relatively low and new habitat planting is proposed as compensation.

Figure 3: Baseline UKHab Map



Baseline habitat map

Habitat Mitigation - Biodiversity Net Gain

130. In addition to the replacement planting, and new additional planting along the length of the proposed road, the wider scheme has a commitment to deliver biodiversity net gain (BNG) in line with Local Plan Policy DM11. Although the red line is tightly drawn around the road and drainage works, the wider scheme has ample scope to deliver a measurable uplift for biodiversity in terms of habitats. The development is not required to deliver 10% Biodiversity Net Gain, the application having been submitted before this became mandatory.

Off-site Ecological Impacts - Protected Sites

131. The River Itchen SAC/SSSI is located around 1.5km to the north-west of the site and is hydrologically linked. Downstream of the Itchen are the Solent and Southampton Water complex of Natura 2000 sites. There are no non-statutorily designated sites within the application boundary but Treeline Break SINC is about 200m to the south east.
132. There is potential to affect the special interest features for which the Natura sites are protected and affect the achievement of their conservation objectives and these are afforded statutory protection under the Habitats Regulations. The application site is also within the Impact Risk Zones of the New Forest SPA and the New Forest Special Area of Conservation (SAC). The New Forest and Solent and Southampton Water sites are also protected wetland

sites of international importance under the Ramsar Convention (Ramsar Sites) and at a national level each of the above sites is also designated as Sites of Special Scientific Interest (SSSI) under the Wildlife and Countryside Act, 1981. The site is also around 1km from Moorgreen Meadows SSSI and within 10kms of the Emer Bog SSSI. Regulation 63 of the Habitats Regulations requires that local planning authorities as competent authorities under the Regulations, must undertake an Appropriate Assessment of any planning applications that either alone and/or in combination with other proposed developments, are likely to have a significant effect on the National Site Network

133. The relevant issues for this application in relation to these internationally important sites are addressed through an Appropriate Assessment and include:
- Atmospheric pollution;
 - Hydrological impacts (water flow and water quality) on the River Itchen SAC and Solent Maritime SAC, including their headwaters, during constructional and operational phases;
 - Impacts on land used by species outside the European site boundaries for which the species are a qualifying interest feature;
 - Noise and vibration, including disturbance impacts on otter within the River Itchen and headwaters during construction and operational phases
 - Non-native species;
 - Water pollution.
134. This road scheme will not need to address issues of recreational disturbance, nutrient neutrality, or water abstraction as these are housing or other land use-related impacts which are associated and considered under the detailed and outline application.
135. Whilst the Appropriate Assessment for this secondary road considers those matters related to this development on a standalone basis it does have regard to the in-combination impacts of the wider outline scheme and other detailed permissions and is consistent with the site wide Appropriate Assessment for the outline application.
136. The council as a Competent Authority has concluded that, as a result of mitigation measures (primarily SUDS- as discussed further below) there would be no adverse effect on the integrity of the SAC, SPA and Ramsar sites. They would also be in accordance with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England have supported this conclusion subject to conditions for construction and drainage.

Hydrology - Water Supply, Flows and Quality Impacts on the River Itchen SAC

137. Local Plan policies DM6 addressing sustainable surface water management and watercourse management and policy DM11 for the protection of

designated nature conservation sites and interests are particularly relevant policy considerations.

138. Water quality is also both an EIA and Habitats Regulations matter as it is necessary to ensure the suitability of the water quality reaching sensitive receptors (River Itchen) is maintained. The River Itchen's important aquatic interest features, including water crowfoot, Atlantic salmon, bullhead, lampreys, southern damselfly and otter are all dependent on clean, unpolluted, fast-flowing well oxygenated freshwater. Therefore, any developments that could result in reduced water flows and water quality are likely to have a significant effect on the River Itchen SAC. Furthermore, as the River Itchen itself flows into Southampton Water and the Solent this could have potentially significant effects for those receiving waters; the Solent Maritime SAC and the Solent and Southampton Water SPA. To safeguard water quality the surface water runoff from the potentially polluted road would need to be discharged via at least three natural stages of filtration measures, reducing total suspended solids, heavy metals and hydrocarbons from the runoff, and providing water quality treatment.
139. The protected species and habitats within the designated sites downstream of the site are also sensitive to land use change across their catchment in relation to fine sediment and nutrient enrichment. If no mitigation measures are implemented the construction and operation of the development would change the surface water drainage regime and have implications for local flood risk and surface water quality in onsite and offsite watercourses.
140. To provide certainty and clarity in ensuring current water flows and water quality remain unaffected by development, relevant drainage and SuDS plans have been submitted to accompany this application along with documents related to the proposed approach to surface water management for the wider OPA site.
141. A sustainable drainage strategy, involving the implementation of SuDS, is proposed for managing surface water on the site. This acknowledges both the EBC Local Plan Policy DM6 (requiring three forms of natural filtration) and NE guidance and meets the guidance in the CIRIA SuDS Manual.
142. The three forms of naturalised filtration for the site would be provided by enhanced basins for three main catchment areas along the route, comprising interceptors, swales and detention basins which then discharge to Foxwood Stream. Creating a diverse SuDS scheme that encourages sedimentation, filtration and biological uptake throughout the site will reduce the outputs of nutrients and sediments from the site. Hydrobrakes ensure that water flow can be restricted so as to avoid flooding downstream.
143. Provided that good practice is followed via a robust CEMP and that suitable housekeeping and maintenance of the SuDS features (to be secured by an appropriate planning condition) is undertaken, this will ensure that they do not detrimentally affect local biodiversity or the conservation status of the downstream European Designated Sites.
144. Stringent monitoring, maintenance and management regimes would be required for both temporary and permanent pollution and sediment

management techniques through CEMP measures and SuDS to ensure their effectiveness.

145. Subject to final details to be assessed under the discharge of condition process, the surface water drainage for the road can be designed to ensure water quality can be protected once operational and meet the requirements of Policies DM6 and DM11. For Habitats Regulations Appropriate Assessment, as Competent Authority, the Council is also satisfied there would be no deterioration in water quality and the options above provide the necessary means of mitigation. Similarly, for EIA the conclusion is that, with mitigation, there is no adverse impact on water quality. No objections are raised from the Council's Ecologist, Natural England or the Environment Agency.

Local Sites of Importance for Nature Conservation

146. There are no Sites of Importance for Nature Conservation (SINC) within the site, but the newly designated Treeline Break SINC is 200m south-east. Local Plan Policy DM11 provides strong protection for and prevents development which would have a direct or indirect impact on them. Policy HH1 further requires the provision of appropriate buffers in the region of 50m for ancient woodland and 20m for other SINC designations, and also the provision of a comprehensive landscape framework for the site that includes measures to ensure that there is no damage to, and enhancement of the SINC. These criteria are met. Submission of an Ecological Monitoring and Management Plan (EMMP) and Landscape Management Plan (LMP) is conditioned as part of this recommendation.
147. For the wider OHH site, comprehensive ecological surveys have identified a range of important and priority habitats (under the Natural Environment and Rural Communities Act 2006). These include ancient woodland, streams, ponds, hedgerows and lowland meadows. Loss of valuable hedgerows on the application site has been minimised to that which is necessary and generally the hedgerows to be lost are of low ecological value with the most important hedgerows to be retained and protected. The loss of woodland where the road crosses the stream and runs up to Fir Tree Lane has been kept to a minimum and compensatory tree planting is also proposed.

Protected Species

148. Comprehensive ecological surveys have identified several legally protected species of wild animals within the OHH site. The protected species ecological considerations for the development are numerous and a comprehensive collection of ecological assessments and proposed measures to avoid harm to these species have been submitted.
149. The species assessed comprise: bats; great crested newt (GCN); otter and water vole; dormice; breeding birds; badger; hedgehogs; and reptiles. Site specific surveys resulted in no evidence of badger, GCN, otter and water voles, dormice or hedgehogs but, by taking a precautionary approach, mitigation in the form of enhanced habitats as part of BNG, SuDS, landscaping and construction management and lighting controls is considered necessary.

150. Some of these mitigation measures for protected species will require Protected Species Licences to be granted by Natural England under Regulation 55 of the Habitats Regulations. Species specific mitigation strategies would be agreed prior to construction works to ensure the coordinated delivery of measures that are responsive, and informed by an appropriate monitoring regime as the development progresses. Bats and great crested newts and dormice are specially protected species (Schedule 2 of the Habitats Regulations). The Council when determining the application must have regard to the likelihood of Natural England granting a European Protected Species (EPS) licence in connection with development, and Natural England must consider the three tests set out in sub-paragraphs (2)(e), (9)(a) and (9)(b) of the EU Habitats Directive:
- “(1) Regulation 55(2)(e) states: a licence can be granted for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”.
 - (2) Regulation 55(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”.
 - (3) Regulation 55(9)(b) states: the appropriate authority shall not grant a licence unless they are satisfied “that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.”
151. Based on the established need for housing and road infrastructure in Eastleigh, supporting information showing the protection of foraging and commuting corridors plus the mitigation strategies proposed, the development is likely to meet the three derogation tests and Natural England would be likely to grant a licence. There is no reason to believe that such licences will not be granted, subject to the implementation of necessary and appropriate mitigation and compensation measures which have been outlined in the submitted application.

Noise, Vibration and Lighting Impacts on Ecology

152. Acknowledging that noise, vibration and lighting can negatively impact ecology unless adequately prevented or mitigated, these impacts require full and detailed assessment to meet Local Plan Policy DM11 requirements. Information provided by the applicant's ecologists (John's Associates) provides evidence that significant impacts from noise and vibrations are unlikely. A lighting impact assessment has been submitted which makes general provision for lighting levels to be low near sensitive habitats. However, this requires further review and detail and a condition for final details of the lighting scheme is recommended, to be accompanied by a detailed updated lighting impact assessment and to include mitigation measures such as warmer colour temperature LEDs, dimming controls, cowl, shields or hoods installed onto the luminaires. Construction phase lighting details are also required within the CEMP.

Monitoring and Management

153. It is essential that all of the submitted measures to avoid or mitigate for significant effects on important ecological features are implemented in a timely manner, and are demonstrated to be effective, and that existing and proposed ecological features are managed appropriately to ensure that the overall conservation objectives and biodiversity net gain are successfully delivered.
154. Therefore, it is recommended that any planning permission is subject to comprehensive conditions to ensure that retained and created habitats and mitigation measures for protected sites and species are implemented effectively and monitored. It is also important that where monitoring demonstrates that these measures are not being effective, remedial action is taken. These include conditions for:
- An Ecological Monitoring and Management Plan (EMMP)
 - A Landscape Management Plan (LMP)
 - A Construction Environmental Management Plan (CEMP);
 - Sustainable Drainage Systems and their management and monitoring, including for water quality;
 - Ecological Clerk of Works.
155. Overall, with the various mitigation and compensation strategies proposed for the loss of habitat, for the disturbance to known protected species, and for the impact upon water quality and water environment on European sites, the proposals will have a neutral and non-significant impact on biodiversity and will comply with the NPPF and Local Plan policies S1, HH1, DM6 and DM11.

Trees

156. Existing trees on the site are within hedgerows or are stand-alone within an agricultural context. The Arboricultural Impact Assessment (AIA) undertaken in relation to the application identifies that the layout has been designed to avoid the loss of high value (Category A) trees, but lower value trees within woodland and hedgerows are to be removed where the road must pass through. A total of 22 trees are identified to be removed, with all but one being of low value. There are no trees subject to a Tree Preservation Order on the site and no Ancient Woodland. There are significant opportunities for extensive new tree planting, for which draft landscaping plans were provided. Whilst final tree numbers are not known at this stage, it is anticipated that there is potential for around 100 new trees to be planted, which would significantly exceed policy requirements. The new avenue of trees alongside the road would provide significant visual, ecology, climate change, wellbeing and air filtration benefits. Further tree protection measures for retained trees have been provided and as such there is no objection from the Council's Tree Officer subject to conditions.

The EBC Trees and Development SPD (April 2022) and NPPF recognise and support the increasing importance of trees in building character and quality of

urban environments, as well as their contribution towards mitigating and adapting to climate change and it is the significant new tree planting proposed, ranging from small to large, which will provide a key element to the provision of an attractive and distinctive new development.

Climate Change and Environmentally Sustainable Development

157. In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.
158. The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. It is not part of development plan or emerging plan policy, but it is a material consideration to be considered alongside all other material considerations. The need to provide housing infrastructure is part of the Strategic Environmental Assessment for the Local Plan, as is an assessment of climate impacts.
159. The NPPF and Local Plan Policies S1, DM2 and DM3 require development to be sustainable in terms of resource use, climate change and energy use. Climate Change is covered across the ES Chapters. When considering the impact of climate change, the proposed development is not expected to be directly impacted by the potential effects of climate change from a transport and access perspective. Extreme weather events now require the drainage scheme and Flood Risk Assessment to address the 1 in 100-year risk of flooding events and allow for climate change in line with the latest guidance. Watercourse works for the road also need to be designed so as to prevent and avoid flooding. The ES conclusion is that, with SuDS provision and management, the effect of climate change on flood risk for the site is negligible.

Archaeology and Built Heritage

160. There are no Listed Buildings or Conservation Areas within or adjoining the site. The Listed Firtree Farmhouse is nearby but not affected. Whilst there was some potential for prehistoric, Roman, medieval and post-medieval archaeology within the boundaries of the OHH site, recent archaeological fieldwork found no evidence on the application site. The HCC Archaeologist has raised no objection subject to a condition for archaeological monitoring in specific locations.

Conclusion on environmental sustainability

161. Prevention, monitoring and mitigation of impacts is critical to ensure there is no significant harm to relevant interests and, as detailed above, with the necessary mitigation and site management measures set out within this report and secured through the relevant conditions, it is expected that the proposed development would be environmentally sustainable and accord with both local and national planning policies.

Other Matters

162. The Secretary of State has been notified of the application/applicant with the opportunity given to call in the application for public inquiry but has been content that the decision can be made locally.

The Council would be required to notify the Secretary of State of the decision.

Equalities Implications

163. Section 149 of the Equality Act 2010 created the public sector equality duty. It states that a public authority must, in the exercise of its functions, have due regard to the need to:
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act - it is not considered that the application presents any form of such prohibited conduct.
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it - It is not considered that the application presents any form of advancement of inequalities. The Council are fulfilling the aim of the Equality Act through comprehensive planning (having regard to the wider application) and securing delivery through conditions and, with the wider outline application and detailed residential applications, planning obligations. The NPPF is a material consideration for planning decisions and a framework for plan making. It provides a balanced approach to addressing social, economic and environmental issues through the planning system, while at the same time facilitating a more systematic and positive approach to meeting the full range of identified housing and other needs. This sustainable approach does not discriminate against any element of society. The Local Plan policies are in compliance with the NPPF as such, the impact on protected groups underpins the consideration of this scheme.
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. - the application does not itself promote or undermine fostering good relations.
164. When making decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise equality implications in relation to age, race, disability and socio-economic factors.

165. The Council can fulfil this aim of the Equality Act by requiring mitigation actions to be taken and certain actions being taken in relation to people with protected characteristics, as members of the overall community. Conditions secure mitigation measures to reduce impacts during the construction and operational stages to include a CEMP, noise, biodiversity and flood risk mitigation. These will ensure no additional impacts beyond that assessed as within the ES are experienced.

Planning Balance

166. This report has set out the nature of the development and has provided a detailed review of the complex policy and technical issues relating to the proposals. These cut across overlapping economic, environmental and social issues at a local and regional level. The Local Plan (2016-2036) includes Policy HH1, which makes specific provision for development at Horton Heath, including supporting infrastructure.
167. A summary of the key benefits and harm resulting from the development as set out below to enable a final consideration of the Planning Balance and recommendation.

Key Benefit	Summary	Weight attributed
Place-making infrastructure	Development is part of the comprehensive One Horton Heath scheme, the scale of which enables community and place-making and can include all the mixed and integrated uses needed for sustainable development including significant house building, with an attractive, coherent and distinctive identity which has longevity. This is, however, a standalone application for a road considered on its own merits.	Moderate
Employment	Construction employment.	Moderate
Sustainable transport	Provision of new and enhanced cycleways, footways for local and commuter trips and provision for buses.	Significant
Biodiversity	Biodiversity Net Gain would be achieved including the enhancement of habitats, new hedge and tree planting; water quality improved through ceasing farming of the land.	Moderate

	Sediments and pollutants would be prevented from reaching the Protected Sites.	
Key Harm		
Impact on existing Landscape	This is an inevitable consequence of this development. With appropriate design and mitigation, it would not have a significant adverse impact on the landscape character of the local area and, critically, would not cause the unacceptable merging of settlements.	Minor
Residential Amenity	Noise and air quality impacts from the road on future residents will need mitigation, particularly during the construction phase.	Minor

Conclusion and Recommendation

168. Meeting the requirements of Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal does accord with the development plan and there are no material considerations to indicate a decision otherwise than in accordance with the plan.
169. The assessment of the individual material considerations has been considered above, including policy documents such as the NPPF. In coming to a recommendation, officers have had regard to the comments received, both in favour and against the proposals, together with the delivery of policy and technical requirements.
170. The allocation of this site for mixed use development under Policy HH1 is a significant material consideration and its criteria are met. The extant planning permissions for the site are also material considerations of considerable weight and already grant permission for large-scale mixed-use development.
171. This is a balanced recommendation weighing the impacts against the delivery of necessary infrastructure, in what would become a sustainable location. The impacts are acknowledged and addressed but, if mitigated, they would not outweigh the benefits this development would deliver now and in the future, and the application can demonstrate that the development would be economically, socially and environmentally sustainable.

172. It is recommended that planning permission be granted subject to completion of the Environmental Impact Assessment process.

Environmental Impact Assessment (EIA) Procedure – Conclusion

173. The application has been assessed under the EIA procedures and this report constitutes that assessment. In line with guidance Reasons for Approval are required to be given as follows:

- i. The proposal is considered to represent a sustainable form of development. The proposal is therefore in accordance with the National Planning Policy Framework (December 2024) and Eastleigh Borough Local Plan Policies DM2 and S1.
- ii. The proposed development would have an impact on the local landscape character and scenic quality of the area but would successfully mitigate that impact. The proposal therefore complies with the National Planning Policy Framework (December 2024) and Adopted Eastleigh Borough Local Plan Policies DM1,
- iii. The proposal would conserve the biodiversity value and nature conservation interests of the site and Nationally Designated areas and as such the proposal would comply with the National Planning Policy Framework (December 2024) and Adopted Eastleigh Borough Local Plan Policies DM6 and DM11.
- iv. The proposed development would provide safe access in accordance with highway requirements, and as such would accord with the National Planning Policy Framework (December 2024) and Adopted Eastleigh Borough Local Plan Policies DM1 and DM13.
- v. Adequate drainage (surface water) can be provided for the development and can be adequately controlled through other legislation, and through planning conditions, so as to ensure that there would be no flooding risk to property or biodiversity. The proposal accords with the National Planning Policy Framework (December 2024) and Adopted Eastleigh Borough Local Plan Policies DM5 and DM6.
- vi. The proposal would not result in unacceptable adverse harm to the amenities of existing nearby properties or proposed dwellings. The proposal would therefore accord with Adopted Eastleigh Borough Local Plan Policy DM1.
- vii. The conditions would ensure that the development provides adequate mitigation in relation to ecology, amenity, highway safety, water quality and flood risk.

174. The development therefore complies with the National Planning Policy Framework (December 2024); the Development Plan and the Council's adopted Supplementary Planning Documents.
175. The Secretary of State will be notified of any decision to grant permission and this decision would also be advertised in line with EIA Regulations.

F/23/96631



EASTLEIGH
BOROUGH COUNCIL



Address: Land between Burnetts Lane and Fir Tree Lane,
Eastleigh

Date: 08/04/2026

Scale: 1:5000

APPENDIX 1

ONE HORTON HEATH INTRODUCTION REPORT

ONE HORTON HEATH RESERVED MATTERS APPLICATIONS

INTRODUCTION REPORT

Outline permission reference: O/20/89498

Reserved Matters application references:

- RM/25/100430 – Quobleigh Breach
- RM/25/100575 – Upper Acre
- RM/25/100614 – The Folds
- RM/25/100615 – The Holme and Homestal

Purpose of this report

1. Reserved matters applications have been submitted for five residential parcels of land within the mixed use development known as One Horton Heath, for which outline planning permission was granted on 27th October 2025 (ref. O/20/89498). The purpose of this report is to set out the planning policy background and context to the One Horton Heath development, and the details of each of the reserved matters submissions will be subject to separate reports.

One Horton Heath – site and surroundings

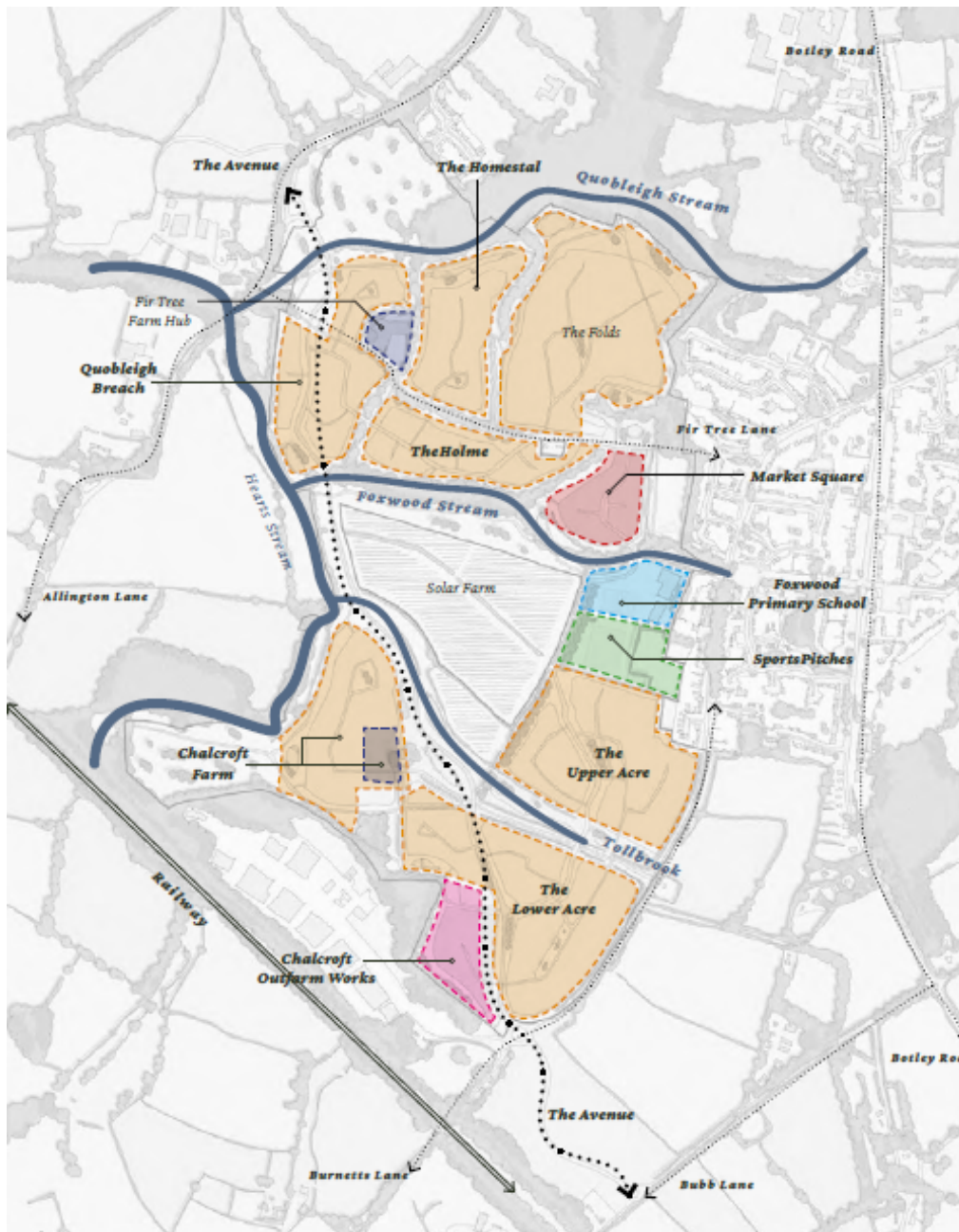
2. The One Horton Heath development site comprises approximately 125ha of predominantly agricultural land, which lies to the west of the village of Horton Heath. The site borders Allington Lane to the north-west, part of Burnetts Lane to the east and Bubb Lane in the southern corner. Fir Tree Lane intersects the site east/west from Allington Lane to Horton Heath, and a new link road known as The Avenue has recently been completed providing a north-west/south-east link from Allington Lane to Burnetts Lane. Chalcroft Solar Park is located towards the centre of the site, but lies outside of the site boundary, and Chalcroft Business Park is located to the south, beyond which is the main railway line running between Hedge End and Eastleigh stations. Fir Tree Farmhouse and its grounds, which lies towards the northern side of the site, is a Grade II listed building and is proposed to be retained as part of the development.
3. The village of Horton Heath is characterised predominantly by dwellings in a suburban form and layout extending either side of the B3354 Botley Road. There are also scattered dwellings located further south along Burnetts Lane and along the section of Allington Lane adjacent to the north-western corner of the site.

4. To the northeast of the site is Quobleigh Woods, which is a Site of Importance for Nature Conservation (SINC) and a habitat for protected species within Quobleigh Pond. Three watercourses, which are tributaries of the River Itchen, flow through the site and there are ponds at Chalcroft Farm and to the south west of Foxholes Cottage. There is also a SINC located to the west of the site (Field North of Hearts Row), and SINC and ancient woodland located to the south at Chalcroft Business Park. The closest Site of Special Scientific Interest (SSSI) is the River Itchen, approximately 1.1km to the west.
5. The site is also crossed by a number of public rights of way, the main ones being:
 - Fair Oak and Horton Heath Footpath (FOHHFP) 701, which runs east/west between Allington Lane and Horton Heath village;
 - FOHHFP 702, which provides a north/south link between Footpath 701 and Footpath 703;
 - FOHHFP 703, which runs east/west towards the southern side of the site, connecting Allington Lane and Burnetts Lane;
 - FOHHFP 10, located towards the eastern boundary linking between Footpaths 11 and 701;
 - FOHHFP 11, which runs north-east from Fir Tree Lane connecting to other rights of way beyond the site boundary.

Outline planning permission summary

6. Outline planning permission was granted on 27 October 2025 (permission ref. O/20/89498), for a mixed use development comprising up to 2,500 dwellings along with a new local centre, school, employment land and associated infrastructure, open space and sports facilities. Further information on the various elements of the scheme are summarised below:
 - Up to 2,500 dwellings across eight residential land parcels;
 - Local centre comprising a mix of residential, retail, leisure and community uses, a day nursery, employment and food establishments, on land up to 3.5ha;
 - Non residential floorspace on land up to 5ha comprising office, commercial and industrial uses;
 - A three form entry primary school;
 - Public open space including formal sports facilities;
 - Allotments;
 - Provision of new roads, footpaths bridleways and cycle paths.
7. The residential land parcels within the development site are known as the following and are shown on the map below:
 - Quobleigh Breach;
 - The Homestall;
 - The Holme;
 - The Folds;
 - The Upper Acre;
 - The Lower Acre;
 - Chalcroft Farm;

- Round Copse.



Plan 1: Outline planning permission development parcels

8. The submitted reserved matters applications relate to Quobleigh Breach, Upper Acre, The Homestall & The Holme (combined application), and The Folds.
9. The Lower Acre parcel is already under construction for 381 dwellings following the grant of a separate full planning permission on 5 December 2022, ref. F/20/89500. Resolution to grant planning permission for an amended design of two of the apartment blocks on the southern side of the site has also been given, application ref. X/25/99588.

10. A separate planning application was also granted for the main link road through the site, which has been completed and is known as The Avenue (permission ref. F/21/91185). SuDS works permitted through the link road application have also been completed.
11. Along with the new on-site infrastructure, the outline planning permission also secured various improvements to the wider road network along with improvements and enhancements to other off-site infrastructure and facilities as detailed under the planning obligations section of this report.

Summary of relevant planning permissions and applications

12. A summary of the most relevant planning permissions relating to One Horton Heath are set out below. Where works have been implemented in accordance with these permissions, this has been noted.

- **Distributor Road / Secondary Road – F/23/96631** – Construction of an internal distributor road and associated footways, cycleways, lighting, landscaping and SuDS basins, and diversion of Public Right of Way footpaths FOHHF 701 and 702 – under consideration
- **Lower Acre – X/25/99588** – Variation of condition to amend the design and layout of apartment Blocks A2 and A3 – resolution to grant permission given on 11 December 2025 subject to completion of S106 Deed of Variation.
- **Lower Acre - F/20/89500** – Erection of 381 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure – permission 5 December 2022
- **Outline application – O/20/89498** – phased mixed-use development comprising severable and separate phases of development consisting of up to 2,500 residential units, local centre, non-residential floorspace, primary school, open space, allotments, infrastructure and utilities, and vehicular access from Allington Lane, Fir Tree Lane and Burnetts Lane – outline permission 27 October 2025

13. Plans and documents from the outline planning application can be viewed via the following link: [Planning Application: O/20/89498](#)

- **Previous outline permissions:**
 - X/19/86303 – Variation of conditions of outline planning permission O/16/79354 – granted 22 October 2019 – Allington Lane roundabout works implemented under this permission.

- X/19/86475 – Variation of conditions of outline planning permission X/18/4413 – granted 22 October 2019 – Burnetts Lane/ Bubb Lane link implemented under this permission.
- X/18/84413 – Variation of conditions of outline planning permission O/14/75735 – granted 11 December 2018
- O/14/75735 – Outline application for up to 950 dwellings and associated roads and infrastructure – outline permission 22 December 2017
- O/16/79354 – Outline application for up to 450 dwellings with new road access and associated infrastructure – outline permission 17 November 2019
- **Link Road** - F/21/91185 – Construction of road between Allington Lane and Burnetts Lane with associated footway, cycle paths, water crossings, drainage and landscaping – permission 29 September 2022 and Link Road complete; SuDS work also completed.
- **Chalcroft Farm Photovoltaic Installation** – Relocation of solar panels from west side of solar farm to southern side – granted November 2021 and implemented.
- **Victoria Farm House** – F/21/90865 – Demolition of Victoria Farm House – granted November 2021
- **Chalcroft Farm** – F/20/88950 – Demolition of buildings, dwellings and structures at Chalcroft Farm – granted 18 January 2021 (implemented)
- **Fir Tree Farm** – F/20/88879 – Demolition of buildings at Fir Tree Farm, Foxholes Cottage and garages at Foxholes Farm Cottage – granted 13 January 2021 (implemented)

Reserved Matters (RM) submissions

14. Reserved matters applications have been submitted for five of the residential parcels of the outline scheme. Each application is submitted with details relating to layout, scale, appearance and landscaping, as required by Condition 4 of the outline planning permission. In addition, each application includes some technical information to address other condition requirements from the outline permission. A brief summary of the applications is set out in the table below and each one will be subject to its own detailed report.

Application number	Development parcel	Description
RM/25/100430	Quobleigh Breach	Reserved Matters for erection of 269 dwellings with associated open space,

		landscaping, cycle and vehicular parking.
RM/25/100575	Upper Acre	Reserved Matters for erection of 424 dwellings with associated open space, landscaping, cycle and vehicular parking.
RM/25/100614	The Folds	Reserved Matters for erection of 629 dwellings with associated open space, landscaping, cycle and vehicular parking.
RM/25/100615	The Holme and Homestal	Reserved Matters for erection of 357 dwellings with associated open space, landscaping, cycle and vehicular parking.

Policy Context and Designations applicable to the One Horton Heath site

- Allocated for mixed use development in Adopted Local Plan Policy HH1
- Solent mitigation and disturbance zone
- New Forest mitigation zone
- Flood Zones 1, 2 and 3
- Public Rights of Way crossing the site
- Quobleigh Pond & Woods Site of Importance for Nature Conservation (SINC)
- Field North of Hearts Row SINC (partially within, partially adjacent)
- Adjacent to Hearts Copse and Chalcroft Distribution Park SINC and ancient woodland
- Hampshire Historic Garden Register (north side of site)
- Minerals safeguarding area (part east side of site)

Development Plan

15. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Eastleigh Borough Local Plan (2016-2036) and the Hampshire Minerals and Waste Plan 2013. The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Development Plan Policies – Eastleigh Borough Local Plan (2016-2036)

16. The One Horton Heath site is allocated for a mixed use development under Policy HH1 of the Local Plan, which sets out the following requirements:
 - Provision of a link road from Burnetts Lane to Allington Lane

- Provision of approximately 1,500 dwellings
- Provision of approximately 6ha of employment land;
- Provision of a three form entry primary school and associated facilities;
- Provision of community facilities including new local centre, community building, early years provision and health facilities;
- Layout to maximise links and connections to the existing settlement of Horton Heath;
- Layout to retain and enhance the heritage and architectural value of Chalcroft Farm and Firtree Farmhouse;
- Provision of vehicular access from Burnetts Lane, Allington Lane, Fir Tree Lane and Anson Road;
- Provision of footpath, cycle and bridle routes through the site and linking to the wider network and contribution towards implementation of strategic footpath/cycleway route alongside railway;
- Provision of public open space, sports pitch and green infrastructure;
- Ensuring no adverse impacts on SINC's;
- Provision of a comprehensive landscape framework retaining as many of the existing trees and hedgerows as possible and enhancing biodiversity;
- Provide a sustainable urban drainage scheme to preserve water quality and flows;
- Occupation to be phased to align with delivery of any necessary wastewater network reinforcement.

17. The other Local Plan policies most relevant to the consideration of the submitted reserved matters, include:

- S1 – Delivering sustainable development
- S8 – Historic environment
- S9 – Green infrastructure
- S11 – Transport infrastructure
- S12 – Strategic footpath, cycleway, bridleway links
- DM1 – Criteria for new development
- DM2 – Environmentally sustainable development
- DM3 – Adaptation to climate change
- DM5 – Managing flood risk
- DM6 – Sustainable surface water management and watercourse management
- DM8 – Pollution
- DM10 – Water and waste water
- DM11 – Nature conservation
- DM12 – Heritage assets
- DM13 – General development criteria – transport
- DM14 – Parking
- DM23 – Residential development in urban areas;
- DM24 – Creating a mix of housing
- DM25 – Delivering older peoples housing
- DM28 – Delivering affordable housing
- DM29 – Dwellings with higher access standards

- DM30 – Internal space standards
- DM33 – Provision of recreation and open space facilities with new development
- HH1 – Land west of Horton Heath

Hampshire Minerals and Waste Plan (2013)

18. A small part of the site on the eastern side lies within a minerals safeguarding area, where Policy 15 (Safeguarding - minerals resources) of the Hampshire Minerals and Waste Plan is relevant. The potential for mineral extraction was considered during the outline application process and conditions were imposed to secure the recovery of minerals where feasible.

Supplementary Planning Documents

19. Relevant supplementary planning documents include:
 - Quality Places (November 2011), and draft update
 - Residential Parking Standards (September 2025)
 - Trees and Development (April 2022)
 - Accommodation for elderly people and those in need of care (May 2011)
 - Planning Obligations (July 2008)

National Planning Policy Framework - Sustainable Development

20. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise. A deliverable 5 year supply of housing within each local authority area is required, and if this is not demonstrated a tilted balance in favour of the development applies. Agent of Change principles protect existing businesses.
21. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas.
22. Through the outline planning application process, the One Horton Heath development as a whole was assessed in detail in accordance with the three sustainable development objectives. In relation to economic sustainability, the development would provide benefits to the local economy through the

provision of a range of new employment opportunities on site during both construction and operation, and through increased spend from new residents.

23. In relation to social sustainability, the development would make a significant contribution towards the Council's housing land supply, providing a range of housing types and sizes to support the housing needs of the Borough. It would also provide new recreation, community and education facilities benefiting both new and existing residents of the area.
24. With regard to environmental sustainability, the environmental impacts of the development were assessed in detail through the outline application process, including ecological impacts, impacts on watercourses, landscape visual impacts, pollution, climate change and energy efficiency. A range of measures were secured as part of the outline planning permission to both protect and enhance the environment and ensure that environmental objectives of local and national policy would be met.
25. The One Horton Heath development as a whole has therefore been determined to meet the sustainable development objectives of the National Planning Policy Framework. The reserved matters submissions provide further detail of the layout of development, landscaping and housing design to demonstrate how the sustainability objectives will be met through the final design. These matters will be discussed in the detailed reports relevant to each of the reserved matters applications.

National Planning Practice Guidance

26. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Environmental Impact Assessment (EIA)

27. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 sets out the procedures for determining whether an Environmental Impact Assessment (EIA) is needed for a development. In accordance with the EIA Regulations, the outline application was determined to be of a type and scale that could result in significant environmental effects and therefore the outline planning application was accompanied by an Environmental Statement (ES). The original ES was prepared in 2020 and subsequently updated by Addendums prepared in 2021 and 2024, the latest being Environmental Statement Addendum 3 (ESA3).
28. The ES covered both the construction and operation phases of the One Horton Heath development and contained the following chapters to assess the potential environmental effects:
 - Socio-Economics
 - Air Quality
 - Transport and Access
 - Built Heritage

- Ecology
- Water Environment
- Noise and Vibration
- Landscape and Visual

29. In relation to the above matters, the ES concluded the following:

- Socio-Economics – Significant addition to housing supply; new primary school to address school capacity; negative impact on GP availability to be mitigated by financial contribution; provision of new open space and green infrastructure resulting in moderate beneficial impact on users of open space and play space over the long term.
- Air Quality – High risk of dust impacts from construction but mitigated by appropriate measures; low risk of human health and ecological impacts; negligible impact on air quality from nitrogen dioxide and particulate matter.
- Transport and Access – Construction traffic impacts negligible to slight adverse and temporary in nature (residual effects negligible); long term traffic impacts to be mitigated through junction highway capacity improvements; pedestrian and cycle facility improvements; a public transport strategy; electric vehicle charging provision; and dedicated car club.
- Built Heritage – Potential impacts on listed Firtree Farmhouse but impacts could be reduced through appropriate design.
- Ecology – Design guided by ecological best practice; no likely significant negative effects on biodiversity subject to mitigation measures, including: mitigation for internationally designated sites; hedgerow retention/protection; buffer zones to protect ancient woodland; implementation of Construction Environmental Management Plan; and ecologically designed SuDS to mitigate impacts on watercourses.
- Water Environment – Very low risk of flooding; impacts on surface water flows and water quality to be mitigated through SuDS scheme and measures to ensure sediment and nutrient neutrality; effects assessed are not significant with mitigation in place.
- Noise and vibration – Neutral effects with mitigation in place, to include Construction Environmental Management Plan and appropriate glazing, ventilation and fencing for new units.
- Landscape and visual – Effects would be localised and limited, impacting adjacent residents, recreational users of footpaths and the local road network; scheme to include landscape design measures to protect amenity and meet climate change objectives; concludes some significant visual amenity effects at a local level but needs to be balanced against the benefits of developing an allocated site.

30. The Planning Practice Guidance confirms that for ‘multi-stage’ consents (i.e. outline applications followed by reserved matters), the environmental impacts should be identified and assessed under the principle application (i.e. the outline scheme), as has been the case for One Horton Heath. In accordance with regulation 9 of the Environmental Impact Assessment Regulations (2017), where a Local Planning Authority is satisfied that the information

already before them is adequate to assess the significant effects on the environment, there is no requirement to request further environmental information under a reserved matters submission.

31. In this case, the information set out within the ES associated with the outline planning permission is considered to sufficiently identify and assess potential environmental impacts associated with the One Horton Heath development as a whole, and no further assessment is required with the reserved matters submissions.

Habitats Regulations Assessment (HRA) and Impacts of development on European Protected Sites

32. One Horton Heath lies within the zone of influence for a number internationally important nature conservation sites and has the potential to impact on the special features for which they are protected. The relevant protected sites include the Solent and Southampton Water Special Protection Area (SPA), Portsmouth Harbours SPA and Ramsar, Chichester and Langstone Harbours SPA and Ramsar, Solent Maritime Special Area of Conservation (SAC), New Forest SPA and River Itchen SAC. The development also has the potential to impact on Sites of Special Scientific Interest (SSSI). In accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Local Planning Authority has a legal duty to ensure that any development would not have an adverse impact on the integrity of these protected sites.
33. As part of the outline application process, the potential impacts of the development on protected sites was assessed in significant detail and an Appropriate Assessment (AA) was prepared setting out the nature of the potential impacts and the mitigation measures required to ensure no adverse impacts would occur. The AA was prepared in July 2025 and addressed potential impacts relating to: atmospheric pollution; recreational disturbance; hydrological impacts; impact on land used by species such as Brent Geese; noise and vibration; non-native species; water abstraction and water pollution. A suite of mitigation measures were outlined in the AA and agreed by Natural England, which included:
- Implementation of a Construction Environmental Management Plan (CEMP);
 - Drainage scheme to include naturalised filtration and securing of long term management and monitoring;
 - Implementation of sediment control measures;
 - Offsetting of nutrient impacts through purchase of nutrient credits from Eastleigh Borough Council;
 - Construction of wetlands;
 - Provision of Ecological Mitigation and Management Plans;
 - Contributions towards the Solent Recreation Mitigation Strategy;
 - Bespoke mitigation of recreational impacts on the New Forest, comprising financial contributions to Stoke Common Park Suitable Alternative Natural Greenspace (SANG), creation of on-site mitigation and supplementary payments towards SANG provision in the Borough.

34. The above mitigation measures are secured through either conditions on the outline permission or in the S106 Agreement. As part of the determination of the reserved matters applications, it is necessary to consider whether the potential impacts are fully mitigated by the measures already secured or if there have been any changes in circumstance or new environmental impact not previously identified. This will be discussed within the detailed reports relating to each of the reserved matters applications.

Affordable housing and housing mix

35. Policy HH1 of the Local Plan requires the One Horton Heath development to provide dwellings of a variety of sizes and tenures to meet affordable and specific housing needs, and Policy DM28 sets the required level of affordable housing for major developments at 35%.
36. However, during the outline application process, a detailed viability appraisal was prepared and independently reviewed, which concluded that the development would not be financially viable if affordable housing was provided. Significant contributing factors to the site's development costs were the proposed new and enhanced infrastructure provisions (including roads) and biodiversity mitigation costs. It was therefore determined that the development was not able to provide affordable housing through the planning process, and this was given careful consideration in the planning balance.
37. The One Horton Heath development will therefore not provide affordable housing through the planning process although the Local Authority is intending to apply to Homes England for funding to allow affordable housing to be delivered on the site through this alternative process. For the reserved matters submissions, it can be confirmed that all housing is proposed as market housing.
38. In relation to housing mix, the S106 Agreement for the outline planning permission (Schedule 5), requires the proposed housing in any phase to broadly align with the following mix:
- 17% one bedroom dwellings;
 - 47% two bedroom dwellings;
 - 28% three bedroom dwellings;
 - 8% at least four bedroom dwellings.
39. The housing mix for each development phase will be set out and assessed in the reserved matters application reports.

S106 Agreement, planning obligations and off site works

40. The outline planning permission is subject to a S106 Legal Agreement (dated 24 October 2025), which secures on and off-site facilities along with financial contributions towards a variety of infrastructure improvements as summarised below:
- Community infrastructure including new community building

- Community development worker
- On-site provision of primary school with community use agreement and special educational needs provision
- Secondary school contributions
- Early years on-site provision
- Contribution towards off-site health facilities;
- On-site sports provision
- On-site allotment provision
- Off-site sports pitch contributions for Lapstone Farm cricket
- On-site public open space and play provision and maintenance
- On and off-site provision for public right of way enhancements
- Off-site footway/cycleway links or improvements
- Off-site highway junction and other highway improvements;
- Public transport provisions
- Older persons accommodation provision
- Public art provision
- Travel Plan including car club, bond and monitoring
- Road traffic order funding (including Burnetts Lane HGV restrictions)
- Electric vehicle charging provision
- Education transport provision
- Solent recreation mitigation contribution
- New Forest mitigation (on-site works and off-site SANG contributions)
- Land management strategy
- Air quality monitoring management contribution
- Employment and Skills Plan
- Commercial and retail floorspace delivery and phasing
- Monitoring requirements

41. Some of the notable on and off-site highway and pedestrian infrastructure improvements would include:

- Enhancements/upgrades to various rights of way across the site and off-site;
- Local road and junction improvements including works to: A27/Allington Lane/Townhill Way; Allington Lane Railway Bridge; Bubb Lane/Tollbar Way; Fair Oak Road/Allington Lane/Sandy Lane/Blackberry Drive signalisation improvements; Fir Tree Lane improvements; Sandy Lane/Winchester Road;
- Financial contributions towards other local road improvements including: Bubb Lane Toucan crossing; Burnetts Lane/Botley Road/ Knowle Lane works; and M27 Junction 7 works.
- Delivery/improvement of a foot and cycle link between the site and Hedge End Station and Deer Park Secondary School.

42. The S106 Agreement is legally binding for the One Horton Heath site as a whole and there is no requirement for further legal agreements as part of the reserved matters submissions.

Equalities Implications

43. Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 states:-

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

44. When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that the reserved matters applications for consideration do not raise any equality implications.

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HHDMC - Horton Heath Development Management Committee
23 April 2026

Application Number: RM/25/100614
Case Officer: Rebecca Altman
Received Date: 12 December 2025
Site Address: Land West of Burnetts Lane (The Folds), Horton Heath, Eastleigh, SO30 2HH
Applicant: Ziyad Thomas, Eastleigh Borough Council
Proposal: Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 629 dwellings within Phase 17 (The Folds), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following conditions:

- Condition 16 (Arboricultural Assessment)
- Condition 21 (Design Code Compliance)
- Condition 25 (Refuse)
- Condition 31 (Higher Access Standards)
- Condition 32 (Internal Space Standards)
- Condition 58 (Flood Mitigation)
- Condition 61 (SUDs)
- Condition 64 (EMMP)
- Condition 71 (BNG)
- Condition 72 (New Forest Protected Sites Mitigation)
- Condition 76 (Nutrient Neutrality)

(Outline application subject to Environmental Impact Assessment) (amended description)

Recommendation: **Approval of reserved matters, subject to final consultation with Hampshire County Council as the Local Lead Flood Authority.**

Approval of relevant specified Outline planning conditions.

CONDITIONS AND REASONS:

The only conditions which can be imposed when the reserved matters are approved are those which relate directly to the reserved matters. Conditions relating to anything other than these could only have been imposed when outline planning permission was granted.

1. Approved plans

The development hereby permitted shall be implemented in accordance with the plans listed in the 'Drawing List' dated 9 April 2026.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Materials

No development beyond slab level of each sub-phase shall start until details and samples of the materials to be used in the construction of the external surfaces of that phase have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area in accordance with Policy DM1 of the Eastleigh Borough Local Plan 2016 – 2036.

3. Protected species enhancements

No development above slab phase of the development of the reserved matters phase shall occur until full details of species-specific enhancements, including bat roost features, hazel dormouse nest boxes, swift bricks/boxes, hibernacula for great crested newts and reptiles, and domes for hedgehogs shall be submitted to and approved in writing by the Local Planning Authority. This shall include the specification, number, and locations of all species-specific enhancements for the reserved matters phase, timings for works to be completed, and details of how the enhancement measures have been considered on a site wide holistic basis to achieve appropriate outcomes. Development shall be carried out in accordance with the approved details and timings for works.

Reason: To accord with the submitted Ecological Impact Assessment and to ensure that species-based enhancements that are not part of Biodiversity Net Gain calculations/BNG delivery are incorporated within the development in a well-planned manner taking account of the wider development area in accordance with Policy DM11 of the Eastleigh Borough Local Plan 2016 – 2036.

4. Landscaping details

Further to the requirements of conditions 66 and 67 of the Outline Permission O/20/89498 full details of landscaping shall be submitted to and approved in writing within six months of development commencing. The details shall be broadly in accordance with the Landscape General Arrangement Plans listed in the 'Drawing List' dated 9 April 2026 as hereby approved. The details shall include:

- a) Further refined details of the northern open space;
- b) All boundary treatments and means of enclosure including any retaining structures and walls;
- c) Hard surfacing materials;
- d) Existing and proposed finished levels and contours;

- e) Street furniture and structures (e.g. refuse or other storage units, signs and lighting);
- f) Details of the location of below ground services and lighting columns to ensure that conflicts are not created;
- g) Planting plans at 1:200 scale (for new trees, hedges and other planting) including schedules of plants, noting species, plant sizes, numbers and densities;
- h) A schedule of tree planting to include details of specialised tree cell planting pits where specified on the Landscape General Arrangement Plans;
- i) Details of any irrigation or drainage infrastructure and tree root barriers (if required);
- j) Details of tree staking/support systems;
- k) Written specifications (including cultivation and other operations associated with plant and grass establishment);
- l) Landscape maintenance plan.

The hard and soft landscaping details shall be accompanied by an implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority and to the appropriate British Standard.

Any trees or plants which, within a period of ten years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents and for compliance with Policy DM1 of the Eastleigh Borough Local Plan (2016 – 2036).

5. Parking and Traffic Management Plan

Prior to first occupation of the development hereby approved, a Parking and Traffic Management Plan to include measures to prevent obstructive parking on internal access roads, junctions, turning areas and refuse/emergency vehicle routes, and any necessary parking controls and signage, shall be submitted to and approved in writing by the Local Planning Authority. The Parking and Traffic Management Plan shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that satisfactory access, manoeuvring, and parking management are provided and maintained in the interest

of highway safety and the amenity of future residents, in accordance with policies DM1, DM13 and DM14 of the Eastleigh Borough Local Plan (2016-2036).

6. Flood Risk and Drainage Strategy

The development hereby permitted shall be carried out in accordance with the details set out in the Flood Risk Assessment and Surface Water Drainage Strategy prepared by Stantec, ref. 332612639, February 2026 (other than where these relate to foul drainage details covered by Condition 59 of the outline permission O/20/89498).

Reason: To ensure appropriate drainage in the interest of managing flood risk and water quality, in accordance with Policies DM5 and DM6 of the Eastleigh Borough Local Plan (2016-2036).

7. Ecological Mitigation and Biodiversity Net Gain

The development hereby permitted shall be carried out in accordance with the recommendations of the Ecological Impact Assessment (Johns Associates, ref. 1735/V4:0, dated 12 December 2025), and the Biodiversity Net Gain Assessment (Johns Associates, ref. 1735/Version 6.0, dated 11 December 2025).

Reason: To accord with the submitted Ecological Impact Assessment and to ensure that Biodiversity Net Gain enhancements are delivered in the planned manner in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

8. Visibility splays

All visibility splays shall remain clear of any obstruction over 0.6m in height in perpetuity.

Reason: In the interest of highway safety in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

Report:

1. At its meeting on 24th July 2014, the Council approved the creation of a 'Horton Heath Development Management Committee' to deal solely with planning applications in the area of West End North Ward north of the railway line, and adjacent/within the Fair Oak and Horton Heath Parish.
2. This application has been referred to Committee because the applicant is Eastleigh Borough Council.
3. This report should be read in conjunction with the Introduction Report enclosed at Appendix 1 to report ref. F/23/96631, which provides a

summary of the background and policy context to the One Horton Heath development.

Site Characteristics and Character of the Locality

4. The application site comprises a parcel of land known as The Folds, which is located on the north-eastern side of the mixed-use development site of One Horton Heath, as identified under policy HH1 of the Eastleigh Borough Local Plan. In accordance with outline planning permission granted in October 2025, the wider One Horton Heath scheme will deliver up to 2,500 dwellings alongside a local centre, school, business uses and associated open space and infrastructure.
5. The site comprises predominantly open fields, with the exception of a tree nursery site on the south-eastern side. There are mature trees and hedgerows around the edges of the site, with a particularly strong tree belt along the western boundary. Trees adjacent to Farm Road and Hammerley Road to the east are subject to an area Tree Preservation Order. Public footpaths Fair Oak and Horton Heath 10 and 11 cross parts of the northern and eastern sides of the site. Diversions and upgrade works to these Public Rights of Way have been approved through the outline planning permission.
6. The land levels on the site are undulating, with high points towards the centre and south and the lowest point in the north-western corner. Overall, there is a level change of approximately 8m across the site from the lowest to highest point.
7. Immediately to the east of the site is existing residential development on the western edge of Horton Heath (Hammerley Road, Farm Road, Chapel Drove and Fir Tree Close). To the north of the site are the Quobleigh Pond and Woods and Wyvern Technology College Meadow Sites of Importance for Nature Conservation (SINC). To the west of the site is an adjacent residential parcel within One Horton Heath known as The Homestal, and to the south the site is bordered by Fir Tree Lane. Beyond Fir Tree Lane to the south is a further residential land parcel known as The Holme, and the land designated for a Local Centre.

Description of Application

8. This application seeks approval of reserved matters relating to layout, scale, appearance and landscaping, for a development of 629 residential dwellings, along with associated works and infrastructure including new roads and footways, parking, bin storage, public open space and landscaping. The dwellings would comprise a mix of houses, apartments, maisonettes and flats over garages (FOGs), with the apartments in Block C designed for older persons. In total there would be 257 houses and 372 apartments, and the mix of dwelling sizes and type is set out below:

- 1-bed (flats and maisonettes) – 163
 - 2-bed (flats, maisonettes and houses) – 314
 - 3-bed (houses) – 122
 - 4-bed (houses) – 30
 - Total - 629
9. Vehicle access to The Folds would be via two access points from Fir Tree Lane, with a main 'primary' internal looping road connecting to 'secondary' roads and 'mews' streets. A pedestrian and cycle route known as the 'Greenway' would cross the site from east to west, linking to the adjacent residential parcel (The Homestal). This Greenway would pass through a central area of open space, adjacent to which would be the largest of the proposed apartment buildings. The majority of the apartment buildings would be located in the central and southern parts of the site, with the exception of one apartment block located on the north-eastern side. The rest of the site would comprise housing of predominantly 2-storey height. Three substations are required to serve the development and these are proposed in non-prominent locations on the western, southern and northern sides of the site.
 10. In the south-eastern corner of the site is a SuDS pond, and to the north of this is an area of land that has been excluded from this reserved matters submission. This area of excluded land is indicated for allotments on the indicative outline masterplan and land use plan. The details of this area would be subject to a separate future submission.
 11. Parking for the development would be accommodated through a mix of on-street parking, on-plot parking and parking courts. Visitor parking and car club spaces would also be provided. Where bin stores are required for apartment blocks, these have been located to the rear of buildings away from the main street frontages.
 12. The proposals also include a comprehensive landscape scheme, creating a network of connecting green spaces and features including new tree planting throughout the site. Two play areas also form part of the proposals, one on the northern side of the site and one in the centre.
 13. The application also includes information to address a number of conditions attached to the outline planning permission, which require details to be submitted at reserved matters stage. The submitted details relate to tree protection, Design Code compliance, refuse provision, access and space standards, ecology and biodiversity.
 14. The application is accompanied by the following reports and technical assessments, which can be viewed via the following link: [Planning Application: RM/25/100614](#), and include:
 - Planning Statement
 - Environmental Statement, Statement of Conformity
 - Statement of Community Involvement

- Design and Access Statement
- Transport Assessment
- Residential Travel Plan
- Energy and Sustainability Strategy and Technical Addendum
- Noise Impact Assessment
- Flood Risk and Drainage Strategy
- Ecological Mitigation and Management Plan
- Biodiversity Net Gain Assessment
- Ecological Impact Assessment
- Arboricultural Impact Assessment and Method Statement
- Nutrient Neutrality Study
- Landscape and Visual Impact Assessment
- Mitigation to the New Forest Protected Sites report
- Public Art Statement
- Archaeology Statement
- Preliminary Ground Investigation Report

Environmental Impact Assessment

15. The outline planning application was subject to a detailed Environmental Impact Assessment in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Details of this are set out in paragraphs 27 to 31 of the Introduction Report (enclosed at Appendix 1 to report ref. F/23/96631). The information set out within the Environmental Statement associated with the outline planning permission is considered to sufficiently identify and assess potential environmental impacts associated with the One Horton Heath development as a whole, and no further assessment is required with this reserved matters submission.

Representations Received

16. Two representations received, raising the following comments:
 - Concern if a road connection is proposed from Hammerley Road to The Folds as it would turn the quiet estate into a busy thoroughfare for One Horton Heath, changing the character and safety of the area;
 - Access to The Folds should be taken from Allington Lane or The Avenue;
 - Risk of further impacts and damage to the road surface of Burnetts Lane from additional traffic volume; the surface should be repaired in advance of development;
 - Increased traffic congestion at the junctions of Burnetts Lane, Knowle Lane and Botley Road.

Consultation Responses

17. Botley Parish Council – No objection.
18. Bishopstoke Parish Council – No comments received.

19. Durley Parish Council – No comments received.
20. Fair Oak and Horton Heath Parish Council - No objection, provided that ecological mitigation measures, lighting and habitat management plans are secured by condition and that outstanding matters relating to contaminated land and ventilation/overheating are resolved before conditions are discharged.
21. Hedge End Town Council – No objection.
22. Barley Fields Residents Association – No comments received.
23. Burnetts Lane Residents Association – No comments received.
24. Landscape Officer – No objection subject to final details by condition.
25. The layout has a focus on placemaking, design quality and sustainability and landscape has been central to the design. The integration of green corridors, landscape buffers and a network of open spaces is a strength of the proposal. The six key landscape spaces are well designed and create a connected network of green infrastructure with varied opportunities for recreation. The hard landscape proposals include a pleasing palette of materials.
26. Initial comments raised regarding various matters, including requirement for tree pits and request for additional tree planting, have sought to be addressed through the provision of amended plans. The amended plans are acceptable, subject to final details of the northern area of open space and details of species, planting methods and materials, which can be secured by condition.
27. Tree Officer - No objection. The main arboricultural features are at the edges of the site, with the majority of the site being tree free. The proposal is to remove several low quality trees but this would not significantly impact on amenity and would be compensated by new tree planting. The submitted arboricultural document satisfactorily demonstrates that existing trees and hedges can be protected. Recommend condition to comply with approved document.
28. Ecologist (EBC) - No objection subject to conditions.
29. Satisfied that ecology has been fully considered and understood throughout the outline application and reserved matters. This includes indirect impacts on statutorily designated sites (River Itchen and Solent Coast suite of sites).
30. The site comprises predominantly modified grassland and cereal crops, with some areas of more diverse grassland in the south-east, hedgerows and hedgerows with significant trees on the boundaries.

The site supports protected species including dormice, roosting/foraging/commuting bats, common reptiles and amphibians, and suitable habitat for nesting birds.

31. Of particular sensitivity is the central tree line between The Homestal and The Folds. There are several mature trees within the treeline which were determined to be of high suitability for bats. Targeted bat surveys were undertaken between June and October 2025 and results indicate that trees in the northern section of the central hedge are a mating roost for barbastelle bats, which is of high conservation significance. To protect this species, a 25m buffer has been provided between the trees and the proposed development.
32. Recent dormouse surveys have confirmed their presence within trees and scrub within both The Folds and The Holme and Homestal. A licence from Natural England will be required for work to proceed.
33. Biodiversity Net Gain – the scheme does not need to deliver the statutory 10% BNG as the outline scheme was submitted prior to this mandatory requirement. However, the scheme still needs to deliver an overall gain for biodiversity in accordance with Policy DM11, and a BNG report has been provided. The approach to delivering a measurable net gain across the OHH site as a whole is accepted. An Ecological Mitigation and Management Plan has been submitted outlining specific mitigation and enhancement measures and these should be secured by condition.
34. Drainage – The drainage strategy builds on the work carried out for the outline application. The surface water drainage scheme utilises SuDS treatment trains to manage water quality and quantity, and uses prevention measures, source control and site control techniques and regional control features. The drainage scheme should be secured by condition. A phase specific CEMP should also be conditioned.
35. NatureSpace – No objection. Great crested newt impacts have been mitigated and compensated for through the outline planning permission.
36. Hampshire Swifts – Comment. Bird box provision does not meet best practice guidance. Request at least 1 swift brick per home on average across the development.
37. Urban Design Officer – No objection.
38. The proposal presents a well-structured urban framework with strong emphasis on placemaking, walkability, and green infrastructure. The strategic layout, character areas, and public realm principles provide a sound basis for a high-quality, sustainable neighbourhood.
39. The movement strategy prioritises walking and cycling with a legible street hierarchy and the variation in building typologies create visual

interest and legibility. A particular strength is the integration of green corridors, landscape buffers and network of open spaces.

40. Amendments have been made to the material distribution and this is supported, with the increased use and distribution of red brick alongside buff brick assisting in creating a more visually engaging and legible streetscene.
41. Environmental Health Officer – Noise – No objection. Further information required for discharge of outline permission condition.
42. The submitted Noise Impact Assessment shows that noise and vibration levels arising from demolition and construction activities are acceptable and proposes mitigation measures included in the CEMP. A noise model was built including future traffic flows and calibrated using real noise measurements. The report proposes plant noise limits equal to existing background noise levels.
43. The conclusions are that external private gardens achieve the BS8233 and WHO guidelines for external amenity space with standard 1.8m garden fences. Some balconies facing Fir Tree Lane/Foxwood Road are likely to exceed the recommended standards but this is considered acceptable as there are green spaces that achieve the relevant noise criteria in close distance to these properties. A small number of properties closer to the main road will require enhanced glazing and trickle vents. An overheating assessment will be required for building regulations.
44. Query regarding how break in calculations were carried out – response received from applicant and agreed. Further information required before Condition 45 could be discharged.
45. Environmental Health Officer – Contaminated land – No objection. Further information required in relation to outline permission condition.
46. The findings of the submitted reports are noted and generally agreed. However, the following information is still required to comply with condition 42a: An updated Conceptual Site Model; A qualitative and/or generic quantitative risk assessment; confirmation of whether chemical soil and groundwater testing is required, or justification if not; and completion and reporting of remaining ground gas monitoring visits and updated gas risk assessment where appropriate.
47. Highway Authority (HCC) – No objection subject to conditions.
48. Roads and footways to remain unadopted but should be designed to minimum industry standards. Access points acceptable and proposal to retain highway along Fir Tree Lane to east is accepted, as is the principle of conversion of Fir Tree Lane west to a bridleway. Internal road layout is theoretically acceptable, with surface treatment changes

and cycle crossings to help slow traffic. Pedestrian provision is acceptable with continuous footway links around the internal routes, and cycling on road would be acceptable due to likely traffic levels and slow speeds. Parking layout generally acceptable with adequate sized bays and turning space.

49. Further information including tracking plans and refuse strategy details have been received and are acceptable. Conditions required to provide additional tracking plan for delivery vehicles and to secure a parking management plan.
50. Eastleigh Ramblers - No objection. The application details indicate that Footpath No.10 Fair Oak and Horton Heath would be re-routed to fall outside the application area. Advise that Eastleigh Borough Council commences the diversion process as soon as possible.
51. Lead Local Flood Authority (HCC) – Further information required.
52. Further information and clarification required in relation to catchment plans and maintenance of pipes running through gardens.
53. Environment Agency – No objection subject to condition.
54. 19.02.26: Clarification and further comments have been received from the applicant in relation to an existing drainage ditch, and this has been reviewed. No objection raised subject to a condition to require the development to adhere to the mitigation measures set out in the Flood Risk Assessment. Advice provided for the applicant regarding Environmental Permitting.
55. Natural England – No objection. Satisfied that the submitted documents reflect the mitigation as detailed in the appropriate assessment for the outline scheme.
56. Southern Water – Query regarding capacity for foul drainage. No objection to details submitted for Condition 61 (surface water drainage).
57. Hampshire Constabulary – Crime Prevention Design Advisor - No objection; advice provided. The site plan shows a number of parking courts providing vehicle parking to the rear of properties. Where rear gates are likely to be used for access to a property, it is recommended that a lock openable with a key from both sides is fitted. Support 1.8m high fencing to rear boundaries. Note that most parking courts would be overlooked by apartment blocks, providing natural surveillance. Lighting in parking areas should conform to relevant sections of BS5489-1:2020.
58. Hampshire County Council Planning (Minerals and Waste) – No comments received.

- 59. British Horse Society – No comments received.
- 60. Cycling UK – No comments received.
- 61. Active Travel England – Standard advice provided for the applicants attention.
- 62. Archaeology Officer (HCC) - No objection. Archaeological matters would be addressed by conditions attached to the outline planning permission.
- 63. Southampton Airport – No comments received.
- 64. Public Art Officer - No objection. The Public Art Statement is acceptable and if the application is successful, the Public Art Steering Group will oversee the delivery of public art as described in the Vision for Public Art (draft), using developers contributions.
- 65. Heritage Consultant – No objection. The application is for 629 dwellings on fields that lie between Fir Tree Farmhouse on the west and three other listed buildings to the east, but is away from the farmhouse by one field and away from the other heritage assets by relatively modern developments of a similar width. In both cases the boundary is well delineated by strong hedge lines containing numerous mature trees. This parcel of the One Horton Heath development is far enough away from existing heritage assets to not materially affect their settings.
- 66. Waste Services (Direct Services) – No comments received.

Community consultation

- 67. Section 4 of the NPPF emphasises the benefits of early engagement with local authorities and local communities prior to submission of a planning application, to help resolve key issues and positively influence the scheme. For this application, the applicants worked closely with the Local Planning Authority in developing the proposals and undertook community consultation including the setting up of a dedicated website, liaison with local councillors and an in person public exhibition where draft proposals were presented and made available for public comment. The exhibition was held on 9th October 2025 responses were received via the website. Some of the issues raised relating to those that were considered in depth at the outline application stage, such as the principle of development and traffic generation. Comments were also raised in relation to the heights of buildings, with concern about 3 and 4-storey heights and the 'urban' character of the proposals. Some concerns were also raised about the extent of open space and play provision, although this was also established at the outline application stage. An assessment of the acceptability of the scheme in relation to scale, density and design is provided within this report.

Principle

68. The principle of development was established through the granting of outline planning permission ref. O/20/89498.

Reserved Matters

69. The reserved matters are the four main matters that are for consideration, namely the proposed layout, the scale of the buildings, the appearance of the buildings and the landscaping.
70. Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) is of particular relevance to the assessment of the reserved matters. Paragraph 131 confirms that achieving high quality, beautiful and sustainable buildings and places is fundamental to the planning process and that good design is a key aspect of sustainable development. Paragraphs 133–134 emphasise the role of design guides and design codes (informed by the National Design Guide and National Model Design Code) in providing clarity about design expectations and carrying weight in decision-making. Paragraph 135 sets out that planning policies and decisions should ensure that development functions well, is visually attractive, is sympathetic to local character and history (including landscape setting), establishes or maintains a strong sense of place, optimises the potential of the site (including green/public space), and creates places that are safe, inclusive and accessible with a high standard of amenity. Paragraph 139 is clear that development which is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
71. At the local level, the statutory development plan is the Eastleigh Borough Local Plan 2016–2036 (EBLP). The Reserved Matters are assessed against the site allocation policy HH1 (Land west of Horton Heath), which requires development to be brought forward in accordance with approved design principles and a high-level design code/masterplan, and includes specific requirements relating to integration with Horton Heath, green infrastructure/open space provision, movement connections, and the retention and enhancement of heritage and landscape features. The proposal is also considered against Policy DM1 (General criteria for new development) which includes protection of residential amenities of both new and existing residents alongside character and appearance considerations.
72. Relevant supporting policies include policy DM11 (Nature conservation) and the Plan's strategic approach to Green Infrastructure (Strategic Policy S9), as well as Policy DM33 where on-site recreation/open space provision is a key component of place quality. In respect to heritage

considerations Strategic Policy S8 and the detailed criteria in DM12 (Heritage Assets) are relevant. The Council Quality Places SPD is also a material consideration.

73. In addition, the transport and movement requirements in policy DM13 (General development criteria – transport) and the parking provision set out within the outline scheme, and the housing standards policies including policy DM29 (higher access standards) and policy DM30 (internal space standards) are relevant to the reserved matters.
74. At the outline stage, the Officer Report explained that considerable importance was placed on achieving a high standard and distinctive design approach across the site, with development to be structured as a series of placemaking character areas, each responding to its context but unified through a robust Design Code. This resulted in the inclusion of a condition at the outline stage requiring the submission of a comprehensive Design Code, to ensure design quality, consistency and legibility across all phases of development
75. The Design Code has subsequently been submitted and has informed the Reserved Matters scheme. This divides One Horton Heath into distinct character areas that reflect their differing landscape settings, gateways, heritage assets and roles within the wider movement and placemaking hierarchy for One Horton Heath.
76. This application relates to The Folds development parcel, which the Design Code identifies as '*the largest residential neighbourhood at One Horton Heath*'. It is described as occupying a high point within the site but being visually well contained by mature trees. Design principles for this site include the need to respect the edges with the countryside and existing housing to the east, and to visually connect to the proposed Local Centre and adjacent residential land parcels, with high density development and gateway buildings focussed on the southern side of the site and the central area along a pedestrian/cycle 'greenway'.

Reserved Matter 1: Layout



The Folds proposed layout



The Folds Character Areas

- *Character areas*

77. The Design and Access Statement defines four character areas for The Folds, which align with the principles of the Design Code. These are shown in the diagram above and summarised below:

- Character area 1 – Central Drives

This character area comprises the two primary streets which provide access to the wider development parcel, defined by wide, tree-lined avenues with cycleways, footpaths and landscaped clusters of parking. Homes would front directly onto the street, providing a formal rhythm to the streetscene.

- Character area 2 – Mews Streets

These areas comprise small runs of 2 to 3 houses with parking located in well landscaped parking courts and the use of shared surface treatments to create a pedestrian friendly character.

- Character area 3 – Woodland Edge

This area forms the transition between the built development and adjacent countryside. The Green edge would be defined by homes fronting directly onto open space, with informal paths, meadow planting and mature trees to create a natural setting.

- Character area 6 – Central Greenway / Central Green

This character area extends east/west across the centre of the site. The Central Green comprises a multifunctional green space framed by apartment buildings and active frontages, creating a strong sense of enclosure. It has been designed with tree planting, lawns and structured planting beds to create a landscape to accommodate informal recreation and social interaction. The Greenway is a landscaped, traffic free cycle and pedestrian route which would provide a key connection between The Folds and the wider One Horton Heath development. Housing and apartments would front directly onto the Greenway, creating active frontages and surveillance.

78. The Council's Urban Design Officer has commented positively on the character areas, which are considered to be well defined, incorporating appropriate layouts, building types and landscaping appropriate to their function and position within the site.

79. One specific factor that has influenced the layout of a section of the western side of the site is the presence of bats in adjacent trees.

Updated bat surveys carried out in 2025 determined that there was a roost for a rare species of bat (Barbastelle) within the tree belt and in order to ensure that these bats would not be adversely affected by the development, a buffer of 25m around the trees was required to be free from built form and with lighting restrictions. The area around the relevant trees would be landscaped with housing set far enough back to prevent adverse impacts from light spill.



Extract of layout on western side of the site, showing buffer to trees

80. The layout of the site has also been designed to take account of the context of the existing surroundings as well as the wider proposals for development within One Horton Heath. The central and southern parts of the site would be the most densely developed, being the area that would be closest to the new One Horton Heath Local Centre. The density of development and scale of the buildings would then reduce towards the north, to create a transition from the more urban development to the adjacent countryside and open spaces.
81. The centre of the site is also designed to be the 'heart' of this development parcel, which would feature a large multi-functional green space bordered by apartment buildings to provide active frontages and natural surveillance and to achieve a 'civic' quality to its appearance. The green space would be accessed directly from the proposed greenway, which forms a cycle and pedestrian route through The Folds connecting to adjacent development parcels and existing residential areas.
82. Overall, the layout of the development is considered to be well structured, creating a legible street hierarchy, good, permeable pedestrian and vehicle routes and connections, and appropriate

changes in density and scale to respond to the characteristics of the surroundings. The layout accords with the principles established at outline application stage and through the Design Code and accords with Policy DM1 of the Local Plan.

- *Residential Amenity*

83. Policy DM1 of the Local Plan requires that all new development should avoid having an unacceptable impact on the residential amenities of both new and existing residents.
84. In terms of existing residents, the nearest neighbouring properties are those located at the western end of Hammerley Road and Farm Road, to the east of The Folds. There is an existing mature belt of trees between these neighbouring properties and the proposed development, and there would be separation distances of at least 21m (but in most cases 30m plus) between new and existing dwellings. The closest 21m distance would be an angled distance between the rear corner of Plot 08.13 and the rear corner of No.2 Farm Road, and given that this is not a direct back to back separation and there is tree screening between the two, this relationship between buildings is considered acceptable. Overall, having regard to the boundary trees/vegetation and separation distances, it is not considered that the amenities of these nearest neighbours would be adversely affected by loss of outlook, light or privacy from the proposed development.



Extract of eastern side of site showing relationship with neighbouring properties



Plan showing separation distances

85. Some neighbouring residents have raised concerns about potential access from Hammerley Road and the impacts that this would have on the character of the estate, in terms of increased traffic and noise. It can be confirmed that there is no proposal for vehicle access to The Folds via Hammerley Road or any of the roads to the east of the site, with only a pedestrian/cycle link proposed to these adjacent streets. Vehicle access would be solely from Fir Tree Lane.
86. The next nearest residential property is at Foxholes Farm to the south of the site, on the opposite side of Fir Tree Lane. There would be a separation distance of approximately 34m between the nearest proposed houses on The Folds and the existing properties at Foxholes Farm. Given the separation distance, intervening road and vegetation (existing and proposed), it is not considered that residents of Foxholes Farm would be adversely impacted by development on The Folds in terms of loss of outlook, light or privacy.
87. For new residents of the development, the Quality Places SPD sets out guidance on how to design developments to ensure no adverse impacts such as overlooking between properties or loss of light. The SPD sets a target of 20m for back to back relationships between first floor rooms on new build development. There are not many properties that would have a traditional back to back relationship as many of the properties are laid out around parking courts, but where there are back to back properties, the 20m distance would be exceeded.
88. There are a number of flat over garage (FOG) units throughout the scheme, and some have quite a close relationship with adjacent dwellings. However, these units have been designed appropriately to prevent adverse overlooking/ loss of privacy, with no windows proposed

on elevations that would directly overlook a rear garden or neighbouring dwelling. The same principle has been applied where there are dwellings with a short rear/side relationship, with the side elevation of the relevant dwelling remaining free of windows to prevent overlooking of the adjacent garden.

89. There are some instances throughout the site where there would inevitably be a degree of overlooking from windows of flats towards nearby new housing. In some cases, there would be relatively short distances of between 14-15m between the flats and the side elevation of adjacent housing (e.g. between the northern side of Block F and the southern side of Plot 06.22), however in these cases the windows would face across the public realm and would be secondary windows or obscure glazed. The layout otherwise ensures that good levels of separation between buildings would be achieved and in many cases the views from the windows of the flats would be from an angle rather than direct. It is also important to note that for a development of such a high density, an element of mutual overlooking between properties would be expected.
90. Permitted development rights were withdrawn at the outline stage in respect of the insertion of new windows, extensions, alterations, and outbuildings. As a result, no additional/property specific restrictions are necessary for the reserved matters scheme.

- *Garden sizes*

91. In terms of private amenity space, this requires an assessment against the design standards set out in the Local Plan and the Quality Places Supplementary Planning Document (SPD). The SPD provides guidance on expected garden sizes and dimensions for new residential development, stating that gardens should normally equate to at least 60% of the Nationally Described Space Standard (NDSS) internal floor area of the relevant dwelling. This can be reduced where homes are near to (within 100m) of open space.
92. In this case, 93% of the proposed dwellings would have garden sizes that accord with the Quality Places SPD guidance, with the remaining being only marginally below standard. Flats and maisonettes (including FOG units), would have balconies, terraces or access to small garden areas of at least 5sqm, which is considered appropriate for these types of units and would accord with the SPD guidance. All dwellings would also have good access to open space, both within the site and adjacent to it.
93. It is material to note that the Quality Places SPD was adopted in 2011, prior to the publication of the National Planning Policy Framework, which places greater emphasis on the efficient use and optimisation of land. The SPD is currently under review to reflect the Council's evolving approach to higher-density development. The principle of increased

density, and the resulting move towards more compact forms of living, was established and accepted at the outline planning permission stage.

94. While not all dwellings fully meet the garden size guidance set out in the Quality Places SPD, the level of compliance achieved, the availability of nearby public open space, and the policy context established at outline stage are considered to justify a reasonable degree of flexibility. The proposed private amenity provision is therefore considered acceptable and would not result in an unacceptable level of harm to the living conditions of future occupiers.

- *Internal road layout and manoeuvrability*



Movement Plan

95. Policy DM13 of the Local Plan requires that new development is safe and provides appropriate access in accordance with national guidance and to a standard required by the Highway Authority. The requirement to ensure safe and suitable access is also set out in paragraphs 115 and 116 of the NPPF.
96. The internal road layout for The Folds comprises of two main tree lined drives running north/south, leading to a series of connecting mews streets. A cycle and pedestrian 'greenway' would run from east to west through the central part of the site and there would be a series of footpaths providing pedestrian accessibility around the site. There would be no vehicle access from Hammerley Road or Farm Road.

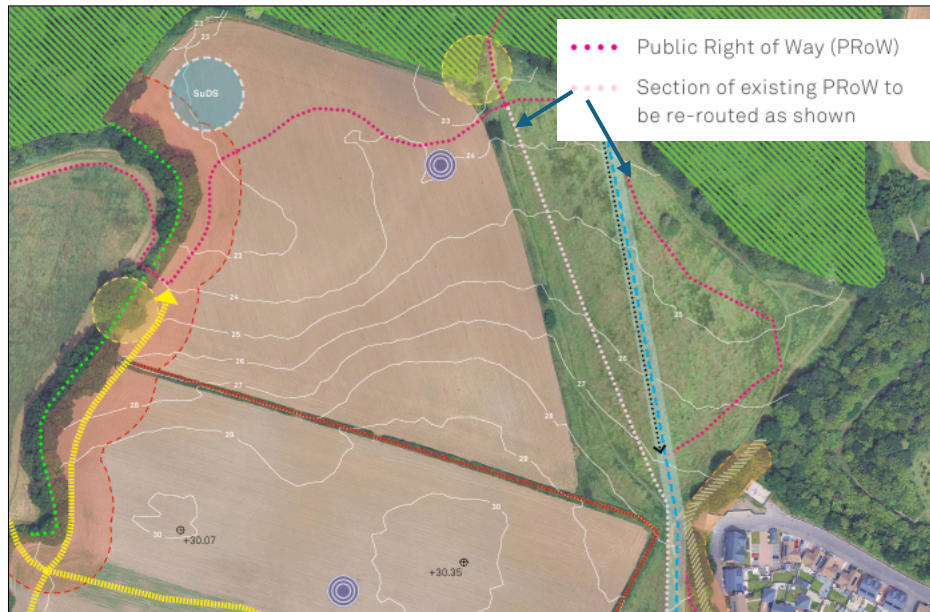
97. Tracking diagrams have been provided (and updated through the application process) to demonstrate how large vehicles including refuse vehicles and fire tenders can safely manoeuvre around the site. Other revisions and additional details have also been provided to address various technical points raised by the Highway Authority. Following review of the amended and additional details, the Highway Authority has confirmed agreement.
98. The Highway Authority raised some concerns about the potential for obstructive parking to restrict vehicle movements around the sites. The applicant has confirmed that a site management company would be responsible for parking management, and is willing to accept a condition for a Parking Management Plan to be approved.
99. Good provision would be made for pedestrian and cycle links through The Folds, connecting to existing development, rights of way and adjacent One Horton Heath land parcels. The key route through the site would be the east/west greenway, which would connect to the enhanced Public Right of Way network that follows the eastern and northern boundary of the site. As the 'greenway' moves westwards, it links into the adjacent One Horton Heath land parcel of The Homestal and beyond that Quobleigh Breach.



Plan showing greenway links (green line)

100. On the eastern and northern sides of the site, existing sections of the public right of ways (Fair Oak and Horton Heath footpath No.10 and No.11) would be re-routed around the edge of the proposed development, and upgraded to a bridleway. These works were agreed and secured through the s106 for the outline planning permission, and will ensure that the existing right of way connections remain in place,

providing key links to the areas surrounding One Horton Heath. These public rights of way and their landscaped settings will also be the subject of a separate Green Infrastructure Reserved Matters application.



Extract from Constraints Plan showing re-routed rights of way (10 and 11)

101. The proposed internal layout of roads and pedestrian / cycle routes is considered to be appropriate to create a well connected, legible development in line with the movement and access principles established at the outline application stage.
- *Parking layout and sustainable travel*
102. Policy DM14 of the Local Plan and paragraph 109b of the NPPF require new development to provide an appropriate level of car parking in accordance with Adopted Standards.
103. The parking strategy as agreed at the outline permission stage and subsequently approved for the first Lower Acre phase of development, is for each 1 and 2-bedroom dwelling to have at least 1 allocated space, and for each 3 and 4-bedroom dwelling to have at least 2 allocated spaces. This parking would then be supplemented with additional visitor/unallocated spaces.
104. For The Folds, the level of parking provision would accord with the approved strategy for One Horton Heath, with all dwellings having either 1 or 2 allocated spaces depending on their size, with additional visitor and non-allocated spaces distributed around the site. The exception would be those designed for older persons, which would have 0.6 allocated spaces per dwelling. This slightly lower provision accords with guidance set out in the Parking Standards SPD, where

less residents are likely to own a vehicle. In total, there would be 921 parking spaces, 767 of which would be allocated, and 154 unallocated/visitor. There would be an additional 7 spaces for car club vehicles. One car parking space per dwelling would also be provided with electric vehicle charging infrastructure.

105. In terms of parking layout, the spaces would be provided through a mix of on-plot spaces, parking courts and on-street parking. The Highway Authority is satisfied that the parking spaces are acceptable in terms of size and manoeuvring space although has raised some concern about the potential for obstructive parking on roads and corners if management measures are not introduced. The applicant has confirmed that a site management company would be responsible for parking management, and is willing to accept a condition for a Parking Management Plan to be approved. The overall parking provision for the development is acceptable in accordance with the outline planning permission and Policy DM14 of the Local Plan.
106. Policy DM13 of the Local Plan requires that development is or could be well served by public transport, cycling and walking and that it includes measures to minimise its impact on the existing highway network. This is reinforced by paragraph 110 of the NPPF.
107. In addition to the sustainable movement network described above, the S106 Agreement for the outline permission requires a Travel Plan to be submitted for each phase of development and approved prior to occupation of that phase. A Travel Plan for The Folds has been submitted, which summarises various measures that would be introduced to promote and encourage the use of sustainable travel options, many of which relate to the whole of the One Horton Heath development. Measures would include: promotion of sustainable travel options such as car sharing and use of car club vehicles; provision of electric vehicle charging infrastructure; cycle storage for all dwellings and promotion of cycle and walking routes; and promotion of public transport times and routes.
108. In addition, the layout and design of the scheme ensures good connectivity to the wider cycle and pedestrian network, and new and enhanced bus infrastructure is secured through the outline planning permission, with a commitment to a frequent bus service linking the development with Hedge End, Eastleigh and Southampton. Bus stops would be located along the proposed Distributor Road, which would run through the Local Centre to the south of The Folds. The developments are therefore considered to meet the objectives for promoting and encouraging sustainable travel in accordance with policy DM13 of the Local Plan

- *Housing mix*

109. Policy DM23 of the Local Plan seeks to ensure an appropriate mix of housing is delivered. In this case, the legal agreement for the outline planning permission sets a broad housing mix for the One Horton Heath development as a whole, which is:
- 17% one bedroom dwellings
 - 47% two bedroom dwellings
 - 28% three bedroom dwellings
 - 8% at least four bedroom dwellings.
110. The housing mix for the various reserved matters phases have been established with the site wide target mix in mind. For The Folds, the proposed mix would be:
- 26% 1 bedroom dwellings
 - 50% 2 bedroom dwellings
 - 19% 3 bedroom dwellings
 - 5% 4 bedroom dwellings
111. Whilst there is some variation in the housing mix for The Folds against the target for the overall development, the mix is considered to be broadly compliant with the highest proportion being 2-bedroom properties and the lowest proportion being 4-bedroom. The housing mix is therefore considered to be acceptable in accordance with Policy DM23 of the Local Plan.

- *Internal space standards and accessibility standards*

112. To ensure adequate internal living standards, policy DM30 of the Local plan requires all new dwellings to meet the Nationally Described Space Standards (NDSS) as a minimum. Based on the submitted plans and documents, the proposed dwellings would provide sufficient internal floor space and would therefore be compliant with the NDSS and Policy DM30.
113. Policy DM29 of the Local Plan requires new developments to comply with specific accessibility standards, and this was covered by Condition 31 of the outline planning permission. This matter is addressed under the conditions section of this report.

- *Crime prevention*

114. Section 8 of the NPPF sets out objectives for achieving healthy, inclusive and safe places, noting that proposals should create places that: *'are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas'*.

115. The layout of the scheme has been designed to take account of the need to reduce the risk of crime, with good levels of surveillance from the windows of the dwellings over public spaces and rear parking courts. Where larger parking courts are proposed, FOG units have been positioned to provide additional surveillance of these spaces, and landscape planting and lighting would further assist in enhancing the attractiveness and safety of these areas.
116. Hampshire Constabulary was consulted on the proposals and whilst they have noted that there would be large parking courts, they have acknowledged that they would be well overlooked and lit. They have also provided advice in relation to the types of gates to be used for rear accesses to ensure security, and this advice has been made available to the developer team.
117. Condition 38 of the outline permission requires full details of crime and anti-social behaviour prevention measures to be submitted to and approved in writing by the Local Planning Authority prior to above-ground works, with implementation required prior to first occupation and retention thereafter. Therefore, further detail would be provided at a later date and subject to compliance with this condition, the proposal is considered to provide a safe and secure form of development in accordance with policy DM1 of the EBLP, the Quality Places SPD and the NPPF.

Reserved Matter 2: Scale



The Folds – Building Heights

118. The higher density development comprising apartment blocks up to four-storeys in height would be located mainly in the central area and southern sides of the site, where the development parcel would link towards the proposed Local centre. The northern part of the site would comprise mainly 2-storey housing reflecting the domestic scale of adjacent residential development and creating a transition between the proposed higher density development and the edges with the countryside and adjacent residential development. Some three-storey housing would be located along the main roads and at street corners to add variation and frame key views within the site. These principles of scale accord with those set out in the Design Code and approved Outline Parameter Plans.
119. The Council's Urban Design Officer has commented that the street scenes demonstrate a clear transition from lower rise housing to three-storey townhouses and four-storey apartment buildings, with building lines being consistent and well defined. The scale of development is considered to be appropriate and in accordance with the identified design principles for this parcel of land as outlined within the Design Code, and accords with the objectives of policies HH1 and DM1 of the Local Plan.

Reserved Matter 3: Appearance

120. The appearance of the buildings are required to accord with the architectural principles, parameter plans and material palette established through the approved Design Code and the outline planning permission. Policy DM1 of the Local Plan is also relevant.
121. The architectural design of The Folds development is described by the architects as 'contemporary yet contextual', utilising a restrained material palette comprising predominantly light grey buff brick, interspersed with red brick and dark stained vertical boarding. In response to comments from the Council's Urban Design Officer, the amount of red brick properties has been increased slightly to add more colour contrast to enhance visual interest. The dark boarding would be used predominantly to articulate key features such as entrances and balconies and variations in brickwork detailing would be used to add visual interest, texture and depth to the building facades.



*Materials distribution
(red – buff; purple – red; orange – buff with dark cladding)*

122. The housing within The Folds would comprise a mix of two and three-storey properties, with three-storey buildings used to help define corners and provide a visual transition from the two-storey houses to adjacent apartment blocks. Varying pitch heights and material detailing would be used to define different house types and character areas.



Extract from western drive streetscene showing height transition



Streetscene along woodland edge (west side of site)



Typical mews elevation - brick

Typical mews elevation - brick / vertical black boarding

Mews streets housing designs

123. There are some significant sized apartment buildings within the development and these have been carefully designed to reduce their visual mass and bulk, through the use of brickwork detailing, recesses and parapets. Some of the apartments would also incorporate dark boarding or metal cladding to add variety and define entrances. The largest of the apartment blocks would be located in the centre of the site, fronting onto the central open space (Blocks G and H). These blocks would have projecting and integrated balconies with entrances directly onto the green space to provide an active frontage.



Streetscene – blocks G and H



Image of apartments fronting central green space

124. The Council's Urban Design Officer has commented that the combination of buff brick as the dominant material with the selective use of red brick and dark boarding helps to establish a unified architectural language for the development. Combined with the proposed architectural detailing, the building designs are considered to be of a high quality and appropriate for the character of the development. Full details of materials would be requested by condition.
125. The development would include a number of large parking courts, particularly to the rear of apartment blocks. These areas have been designed with integrated landscaping, variations in hard surfacing and tree planting to break up the hard surfacing and enhance their appearance.



Indicative image of parking court

126. The appearance of the development would be further enhanced through the provision of public art, with key locations identified within the central green space and at the gateways to The Folds, to create a sense of arrival and help with wayfinding. Details of the public art features would be developed at a later stage in line with the 'Visual for Public Art at One Horton Heath' (2025), and in accordance with the requirements set out in the S106 Agreement for the outline planning permission.
127. The overall appearance of The Folds development is considered appropriate for its context as part of the wider One Horton Heath development and accords with the general design principles set out in the Design Code and in accordance with Policy DM1 of the Local Plan.

Reserved Matter 4: Landscaping

128. The landscaping strategy plays a key role in the overall design quality of the scheme, to help reinforce character, soften built form and enhance amenity and biodiversity across the site.
129. A landscape masterplan was submitted with the application, the details which have been discussed and developed in consultation with the Council's Landscape Officer. At this reserved matters stage, the proposal is to approve the landscape principles within the masterplan, with additional detail such as planting species, size and planting techniques to be provided later by condition.
130. Existing Landscaping within The Folds comprises hedgerows and trees predominantly around the site boundaries, along with a hedgerow crossing the site towards its northern end. This hedgerow would be removed, along with a small number of existing trees (refer to tree protection section of this report).

131. The proposed landscaping scheme is designed around six main areas as summarised below:

- North level 3 play area – This would provide a natural, informal play environment, with natural play features such as stepping logs and boulders, along with connecting pathways and amenity lawns, integrated with the SuDS drainage swale.
- Central park and level 3 play area – This would comprise a large area of open space in the centre of the site, connected to the 'greenway' cycle/pedestrian route; the space would incorporate natural play elements, trees, lawns, and seating areas.



Central park layout

- Greenway gateway plaza – This area is located on the western side of the site, marking the link between The Folds and The Homestal land parcel to the west; the link would pass through existing hedgerow, and new feature trees would provide a link with existing tree canopies.
- Greenway – This would be the principle east/west green corridor passing through The Folds and linking to The Homestal; the space would integrate the shared pedestrian/cycle path with rain gardens, trees, amenity lawns and seating.



Greenway extract

- Western gateway – This is one of the two vehicular entrances to The Folds, via the Homestal land parcel to the south; the space would comprise a shared surface with integrated parking bays and tree planting, and on the southern side flowering trees and meadow planting to link to the adjacent Fir Tree Lane linear park.

- Eastern gateway – This is at the vehicular entrance to The Folds from Fir Tree Lane; this area would comprise two amenity lawns with flowering trees and meadow planting.



Landscape masterplan extract showing east and west gateways

132. Beyond the eastern entry point to The Folds, Fir Tree Lane would become a shared pedestrian/cycling/riding route (other than vehicle access to Foxholes Farm), and would be designed as a linear park, extending westwards and linking to The Homestal, The Holme and Quobleigh Breach residential development parcels.
133. In response to comments from the Council's Landscape Officer, the landscape masterplan has been updated with key changes including: additional tree and hedgerow planting; amendments to species; additional detail added to plans including street furniture; and reference to specialised tree pits.
134. With the amendments, the landscape masterplan is considered to be acceptable in respect of defining the key landscape principles for the site, with further details to be secured by condition. The landscape proposals are considered to accord with the broad landscape objectives set out in the Design Code and the outline planning permission and meet the requirements of Policies S9, DM1 and DM33 of the Local Plan.

- *Tree protection*

135. Policies S5, DM1 and DM11 of the Local Plan relate to the protection and retention of existing trees where they make a positive contribution to visual amenity and the local environment.
136. An Arboricultural Impact Assessment and Method Statement has been submitted with the application and the Council's Tree Officer is satisfied with the measures set out for the protection of retained trees. The Arboricultural Report confirms that 4 hedgerows would be removed or partially removed, and 8 trees or groups of trees would be removed (either wholly or partially) to facilitate the development. All of the trees and hedgerows to be removed are confirmed as category C (low quality). This level of tree loss would be more than compensated by

new tree planting, with over 700 new trees proposed to be planted as part of The Folds development.

137. The compliance with tree protection measures is already secured by Condition 16 of the outline planning permission and on this basis it is considered that the proposal would accord with policies S5, DM1 and DM11 and would not result in an unacceptable impact on existing trees.

- *Lighting*

138. The Ecological Impact Assessment includes an assessment of potential lighting impacts and mitigation requirements for protected species including bats. It is confirmed that the lighting strategy would be designed to ensure that light levels of no greater than 0.5 Lux are achieved within buffer and boundary habitats, and within the buffer zone for barbastelle bats, this would be further reduced to no greater than 0.2 Lux (horizontal plane) and 0.4 Lux (vertical plane) to protect this rare species. Full details of the lighting strategy for each phase is required within 6 months of commencement of development in accordance with Condition 24 of the outline planning permission.

Assessment of information relevant to outline planning conditions

139. In addition to the details of the reserved matters, the application includes additional information relevant to a number of the conditions imposed on the outline planning permission. An assessment of the submitted information in relation to the condition requirements is provided below.

Condition 16 - Arboricultural assessment

140. The application is accompanied by an Arboricultural Impact Assessment and Method Statement, as required by Condition 16 of the outline planning permission. The Council's Tree Officer has reviewed the submitted information and is satisfied that it demonstrates that existing trees and hedges to be retained can be protected. Condition 16 includes a compliance requirement, for the approved arboricultural documents to be adhered to. Compliance with the arboricultural report is therefore covered by this condition.

Condition 21 – Design Code Compliance

141. Condition 21 of the outline permission requires all development to comply with a final Design Code, which is to be submitted to the Local Authority before submission of any reserved matters. The condition further states that no reserved matters shall be approved until the Design Code relevant to that phase has been agreed. The final Design Code for One Horton Heath was submitted under Conditions application ref. DC/25/100397 on 7 November 2025 prior to any reserved matters

applications being submitted. The first part of Condition 21 has therefore been complied with.

142. The submitted Design and Access Statement and application documentation confirm that the development of The Folds has been designed in accordance with the principles set out in the Design Code. Written approval of the sections of the Design Code relevant to The Folds will be given before consent is granted for reserved matters (should this application be approved).

Condition 25 - Refuse strategy

143. Condition 25 of the outline permission requires submission of a refuse collection strategy for each reserved matters submission, with approval given prior to commencement of that phase.
144. The application is accompanied by refuse vehicle tracking plans and a refuse strategy plan, which illustrates the proposed refuse collection points for residents with corresponding walking distances. These have been reviewed by the Highway Authority and are considered acceptable. The requirements of Condition 25 have therefore been met. The applicants have noted that there may be a need for some updates to the strategy at a later date once capacity requirements for the collection points have been determined. Should this be the case, then updated details could be submitted and reviewed at the appropriate time under Condition 25.

Conditions 31 and 32 – Higher access standards and internal space standards

145. Condition 31 of the outline permission requires each reserved matters submission to provide information to confirm that the accessibility standards set out in Policy DM29 of the Local Plan are being met in respect of building control standards M4(1) and M4(2). Policy DM29 requires that 100% of dwellings meet at least Part M4(1) standard (visitable dwellings), with 80% meeting Part M4(2) standard (accessible and adaptable dwellings). Whilst the policy also requires at least 7% of dwellings to meet Part M4(3) standard (wheelchair accessible dwellings), along with all dwellings for older persons, it was agreed at outline stage that this would not be viable for the site and there is no condition requiring a specific level of M4(3) dwellings.
146. The applicant has confirmed that 97% of the houses and flats would meet or exceed the M4(2) standard for accessible and adaptable dwellings (in excess of the policy target), with the 11 FOG and 11 maisonettes not meeting the standard. In addition, 14 dwellings would meet M4(3) standard, representing 2%. The required accessibility standards for this scheme would therefore be met and exceeded, in compliance with Condition 31.

147. Condition 32 of the outline permission requires that all dwellings meet Nationally Described Space Standards (NDSS) as required by Policy DM30 of the Local Plan. The applicant has confirmed that this would be the case, with accommodation schedules and floorspace measurements provided for all proposed dwellings. The requirements of Condition 32 have therefore been met.

Condition 58 - Flood mitigation

148. The reserved matters application is accompanied by a Flood Risk Assessment (FRA) and Drainage Strategy, as required by Condition 58 of the outline planning permission. This confirms that The Folds lies within Flood Zone 1 (low probability of flooding from rivers and sea), and that it is not at risk of surface water flooding other than from a small gully line in the north-west corner of the site. The gully is identified as a natural low channel emanating from the higher central area of the site, which collects rainfall run-off from the site only and routes it towards Fair Oak Stream. This would in any case be removed as part of the earthworks strategy for the site, with its function replaced by the new surface water drainage system. Groundwater flood risk is also identified to be low. Following review of additional information in response to initial queries, the Environment Agency has raised no objection. It is therefore considered that Condition 58 has been complied with.

Condition 61 – Surface water drainage

149. Condition 61 requires submission and approval of a detailed surface water drainage scheme prior to commencement of development. The submitted Flood Risk Assessment and Drainage Strategy covers this requirement and has been prepared in accordance with the outline permission FRA and updated to reflect the reserved matters proposals and discussions with the Lead Local Flood Authority. The scheme comprises discharge of surface water run-off to watercourses at the site perimeter, as infiltration has been shown not to be viable on the Folds, with various SuDS measures incorporated including bio-retention areas/rain gardens, cellular storage, permeable paving, a section of swale (to the northern boundary), and strategic SuDS basins to the north and south east of the parcel, with associated treatment features. Following review of the updated document, the LLFA has confirmed that the majority of their initial queries have been addressed, but that further clarification is required in relation to catchment plans and maintenance of pipes running through gardens. An update on this matter will be provided prior to the committee meeting.

Condition 64 – Ecological Mitigation and Management Plan

150. This condition requires each reserved matters application to be accompanied by a detailed Ecological Mitigation and Management Plan (EMMP). This is to be approved before any works commence. The

EMMP is required to be based on up to date ecological survey information and to detail the required avoidance and mitigation measures along with a timetable for implementation.

151. A number of ecological documents have been submitted with this application. This includes an Ecological Impact Assessment and a Bat Survey Technical Note, as well as an Ecological Mitigation and Management Plan (EMMP). These reports and surveys confirm the presence of a variety of protected species within the site, including dormice, reptiles and bats.
152. The Bat Survey Technical Note confirms that six species of bat are present in proximity of The Folds (and The Holme and Homestal). This includes a rare species of bat known as the Barbastelle, and in order to protect this species from harm, a 25m buffer (free from development) is required around the trees where they are present. The site layout on the western side of The Folds has been designed accordingly to ensure that the required buffer is achieved.
153. The Council's Ecologist has reviewed the ecological reports and EMMP and is satisfied with their content, noting that adherence to the reports will ensure no detrimental impacts to habitats or species. The requirements of Condition 64 have therefore been met.

Condition 71 - Biodiversity net gain

154. This condition requires all reserved matters submissions to be accompanied by details (report and tracker) to demonstrate how the particular site contributes to the achievement of biodiversity net gain across the One Horton Heath development as a whole. The BNG tracker is then required to be approved in writing prior to commencement of development on each reserved matters phase.
155. This application is accompanied by a Biodiversity Net Gain Report. This includes a Biodiversity Metric and details of biodiversity enhancement and compensation measures. The metric confirms that The Folds would result in a gain of 0.6 habitat units and 0.48 hedgerow units. The Council's Ecologist has confirmed that this is as anticipated and that they are satisfied that the One Horton Heath development as a whole will achieve a biodiversity net gain. The main gains will result from the wider Green Infrastructure proposals, which will be subject to a separate reserved matters submission.
156. Whilst a BNG tracker has not been provided at this point, the approval of this is not required until prior to commencement of development. This condition has therefore only been partially complied with at this stage.
157. Although species based enhancements are not counted towards BNG, the Ecological Impact Assessment refers to various habitat

enhancements including the installation of bird boxes on some of the new buildings and retained trees, bat boxes, nest boxes for dormice and new habitat for reptiles. Regarding bird boxes, Hampshire Swifts have commented that these should be incorporated more widely throughout the development. A new condition is therefore recommended, to agree the precise number and location of bird boxes/bricks and other species enhancement measures, to ensure a holistic approach is taken across all reserved matters parcels.

Condition 72 – New Forest mitigation

158. The reserved matters application is accompanied by a report titled 'Mitigation to New Forest Protected Sites', which has been submitted in accordance with the requirements of Condition 72 of the outline planning permission. This document confirms that mitigation of recreational impacts on the New Forest protected sites would be achieved in line with the strategy agreed at outline application stage in liaison with Natural England. This mitigation would comprise contributions towards the Soke Park Common Suitable Alternative Natural Greenspace (SANG), on-site provision of Alternative Natural Recreational Greenspace (ANRG), and commitment to a supplemental payment towards further SANG provision in the Borough. Natural England has confirmed it has no objection to the agreed mitigation strategy and on this basis, it is concluded that the requirements of the first element of Condition 72 in respect of this reserved matters submission have been met. The condition also requires further details of on-site mitigation including footpaths, bins, signage etc, which would come forward through a subsequent Green Infrastructure reserved matters submission.

Condition 76 – Nutrient neutrality

159. This condition of the outline permission requires written agreement of a suitable nutrient neutrality mitigation scheme (part a) and for the agreed scheme to be implemented (part b).
160. A Nutrient Neutrality Study has been submitted, which confirms that nutrient impacts would be mitigated by nitrate and phosphate benefits brought forward from the adjacent Holme and Homestall phases of development, with remaining impacts off-set through the purchase nutrient (phosphate) credits from Eastleigh Borough Council. Natural England is satisfied that the strategy aligns with that agreed for the wider One Horton Heath development and has raised no objection. It is therefore considered that part a) of the condition has been complied with in respect of The Folds.

Other matters

- *Sustainability measures and climate change*

161. Policies S1, DM2 and DM3 of the Local Plan and the NPPF require development to be sustainable in terms of resource use, climate change and energy use. The outline planning application was accompanied by an Energy and Sustainability Statement and an update to this has been provided with the reserved matters submission (Overarching Energy and Sustainability Strategy, November 2025). This document confirms that the One Horton Heath development as a whole has been designed with a number of sustainability measures incorporated, including the use of heat pump technology, reduced water consumption, measures within building design to improve energy efficiency and prevent overheating, incorporation of significant green infrastructure to enhance biodiversity, use of sustainably sourced materials and promotion of sustainable transport. Condition 74 of the outline permission requires the development to be implemented in broad accordance with the measures outlined in the Sustainability Strategy and for water consumption calculations to be provided, approved and implemented for each phase of development prior to occupation. Subject to compliance with this condition, the development would accord with relevant local and national policies relating to energy efficiency and climate change.

- *Noise*

162. Under Condition 45 of the outline planning permission, a Noise Assessment is required prior to commencement of development on each phase. This is required to confirm how future residents would be protected from noise impacts, mainly in relation to road traffic noise. A Noise Impact Assessment has been submitted with the application and sets out mitigation measures to minimise noise and disturbance during construction and operation. This would include implementation of a Construction Environmental Management Plan for the construction phase, and installation of appropriate fencing to reduce noise to outside amenity areas, as well as enhanced glazing and trickle vents for some properties closest to the main roads. Whilst the Council's Environmental Health Officer considers the proposed mitigation to be acceptable in principle, further details are still required to address the full requirements of Condition 45. This matter will therefore be dealt with at a later date in accordance with the condition.

- *Contaminated land*

163. Condition 42 of the outline permission requires further contaminated land information to be submitted and approved prior to commencement of development on each phase. This includes a Phase 2 Site investigation and ground conditions report, and a site-specific scheme for remedial works. The Environmental Health Officer has reviewed the contaminated land information and advises that some further work is required before the contaminated land condition can be discharged. In particular, the applicant must update the site contamination model to reflect the latest investigation findings, assess any risks to people, water and buildings, confirm whether further soil or groundwater testing

is needed, and complete the remaining gas monitoring and risk assessment. These matters are appropriately secured through the discharge of Condition 42 of the outline permission and are not for determination as part of the current reserved matters application.

- *Habitats Regulations Assessment (HRA)*

164. Paragraphs 32 to 34 summarise the HRA Appropriate Assessment that was carried out for the outline planning permission, and the mitigation measures that are secured through conditions and the S106 legal agreement in order to prevent adverse impacts on the integrity of protected sites (including the River Itchen Special Area of Conservation, the Solent complex of protected sites, New Forest protected sites, and Sites of Special Scientific Interest).
165. For this submission, the Ecological Impact Assessment sets out an assessment of the impacts, along with comprehensive mitigation measures (as agreed at outline stage) and concludes that with the mitigation measures in place, there would be no adverse impacts to protected species or designated sites. This is agreed and has been reviewed and confirmed by the Council's Ecologist. No objection is raised by Natural England.

Conclusion

166. The principle of development was established through the granting of outline planning permission (ref. O/20/89498). The proposals accord with the principles set out on the approved parameter plans and masterplan from the outline scheme and the Design Code.
167. This development parcel would be the largest and highest density, reflecting its location close to the proposed local centre, but has been designed to reduce in scale and density towards the site edges to respect the adjacent development and open spaces. The proposed layout is considered to achieve a legible and well connected development, and the proposed buildings are considered to be of a high quality design and of an appropriate scale. The proposed landscaping scheme would further enhance the attractiveness of the development and provide biodiversity benefits.
168. Any outstanding technical matters are either secured through the outline permission conditions or addressed through additional reserved matters conditions. Overall, the reserved matters comply with the relevant policies of the Eastleigh Borough Local Plan, the Quality Places SPD and the National Planning Policy Framework, and align with the principles of the outline permission and Design Code. The proposals therefore represent an appropriate, policy compliant form of development and the application is recommended for approval.

RM/25/100614



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Address: Land West of Burnetts Lane, Horton Heath
Eastleigh, SO30 2HH

Date: 07/04/2026

Scale: 1:5000

HHDMC – Horton Heath Development Management Committee
23 April 2026

Application Number:	RM/25/100615
Case Officer:	Rebecca Altman
Received Date:	12 December 2025
Site Address:	Land West of Burnetts Lane (The Holme and Homestal), Horton Heath, Eastleigh, SO30 2HH
Applicant:	Ziyad Thomas, Eastleigh Borough Council
Proposal:	Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 357 dwellings within Phases 13A and 14 (The Holme and Homestal), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following conditions: • Condition 16 (Arb Assessment) • Condition 21 (Design Code Compliance) • Condition 25 (Refuse) • Condition 31 (Higher Access Standards) • Condition 32 (Internal Space Standards) • Condition 35 (Built Heritage) • Condition 58 (Flood Mitigation) • Condition 61 (SUDs) • Condition 64 (EMMP) • Condition 71 (BNG) • Condition 72 (New Forest Protected Sites Mitigation) • Condition 76 (Nutrient Neutrality) (Outline application subject to Environmental Impact Assessment) (amended description)
Recommendation:	Approval of reserved matters, subject to final consultation with Hampshire County Council as the Local Lead Flood Authority. Approval of relevant specified Outline planning conditions.

CONDITIONS AND REASONS:

The only conditions which can be imposed when reserved matters are approved are those which relate directly to the reserved matters. Conditions relating to anything other than these could only have been imposed when outline planning permission was granted.

1. Approved plans

The development hereby permitted shall be implemented in accordance with the plans listed in the 'Drawing List' dated 9 April 2026.

Reason: For the avoidance of doubt and in the interest of proper planning.

2. Materials

No development beyond slab level of each sub-phase shall start until details and samples of the materials to be used in the construction of the external surfaces of that phase have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area in accordance with policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

3. Protected species enhancements

No development above slab phase of the development of the reserved matters phase shall occur until full details of species-specific enhancements, including bat roost features, hazel dormouse nest boxes, swift bricks/boxes, hibernacula for great crested newts and reptiles, and domes for hedgehogs shall be submitted to and approved in writing by the Local Planning Authority. This shall include the specification, number, and locations of all species-specific enhancements for the reserved matters phase, timings for works to be completed, and details of how the enhancement measures have been considered on a site wide holistic basis to achieve appropriate outcomes. Development shall be carried out in accordance with the approved details and timings for works.

Reason: To accord with the submitted Ecological Impact Assessment and to ensure that species-based enhancements that are not part of Biodiversity Net Gain calculations/BNG delivery are incorporated within the development in a well-planned manner taking account of the wider development area in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

4. Landscaping details

Further to the requirements of conditions 66 and 67 of the Outline Permission O/20/89498 full details of landscaping shall be submitted to and approved in writing within six months of development commencing. The details shall be broadly in accordance with the Landscape General Arrangement Plans listed in the 'Drawing List' dated 9 April 2026 as hereby approved. The details shall include;

- a) Further refined details of the open space north of the Green Spine and the area to the rear of Apartment Block 04;

- b) All boundary treatments and means of enclosure including any retaining structures/walls plus enclosure details for the northern attenuation basin;
- c) Hard surfacing materials;
- d) Existing and proposed finished levels and contours;
- e) Street furniture and structures (e.g. refuse or other storage units, signs and lighting);
- f) Details of the location of below ground services and lighting columns to ensure that conflicts are not created;
- g) Planting plans at 1:200 scale (for new trees, hedges and other planting) including schedules of plants, noting species, plant sizes, numbers and densities;
- h) A schedule of tree planting to include details of specialised tree cell planting pits where specified on the Landscape General Arrangement Plans;
- i) Details of any irrigation or drainage infrastructure and tree root barriers (if required);
- j) Details of tree staking/support systems;
- k) Written specifications (including cultivation and other operations associated with plant and grass establishment);
- l) Landscape maintenance plan.

The hard and soft landscaping details shall be accompanied by an implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority and to the appropriate British Standard.

Any trees or plants which, within a period of ten years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents and for compliance with Policy DM1 of the Eastleigh Borough Local Plan (2016 – 2036).

5. Parking and Traffic Management Plan

Prior to first occupation of the development hereby approved, a Parking and Traffic Management Plan to include measures to prevent obstructive parking on internal access roads, junctions, turning areas and refuse/emergency vehicle routes, and any necessary parking controls and signage, shall be submitted to and approved in writing by the Local Planning Authority. The Parking and Traffic Management Plan shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that satisfactory access, manoeuvring, and parking management are provided and maintained in the interest of highway safety and the amenity of future residents, in accordance with policies DM1, DM13 and DM14 of the Eastleigh Borough Local Plan (2016-2036).

6. Flood Risk and Drainage Strategy

The development hereby permitted shall be carried out in accordance with the details set out in the Flood Risk Assessment and Surface Water Drainage Strategy prepared by Stantec, ref. 332612639, February 2026 (other than where these relate to foul drainage details covered by Condition 59 of the outline permission O/20/89498).

Reason: To ensure appropriate drainage in the interest of managing flood risk and water quality, in accordance with Policies DM5 and DM6 of the Eastleigh Borough Local Plan (2016-2036).

7. Ecological Mitigation and Biodiversity Net Gain

The development hereby permitted shall be carried out in accordance with the recommendations of the Ecological Impact Assessment (Johns Associates, ref. 1735/Version V4.0, dated 12 December 2025), and the Biodiversity Net Gain (BNG) Report (Johns Associates, ref. 1735/Version 3.0, dated 11 December 2025).

Reason: To accord with the submitted Ecological Impact Assessment and to ensure that Biodiversity Net Gain enhancements are delivered in the planned manner in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

8. Visibility splays

All visibility splays shall remain clear of any obstruction over 0.6m in height in perpetuity.

Reason: In the interest of highway safety in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

Report:

1. At its meeting on 24th July 2014, the Council approved the creation of a 'Horton Heath Development Management Committee' to deal solely with planning applications in the area of West End North Ward north of the railway line, and adjacent/within the Fair Oak and Horton Heath Parish.
2. This application has been referred to Committee because the applicant is Eastleigh Borough Council.

3. This report should be read in conjunction with the Introduction Report, included at Appendix 1 to report ref. F/23/96631, which provides a summary of the background and policy context to the One Horton Heath development.

Site Characteristics and Character of the Locality

4. The application site comprises two parcels of land known as The Holme, and The Homestal, which are located on the northern side of the mixed use development site of One Horton Heath, as identified under policy HH1 of the Eastleigh Borough Local Plan. In accordance with outline planning permission granted in October 2025, the wider One Horton Heath scheme will deliver up to 2,500 dwellings alongside a local centre, school, business uses and associated open space and infrastructure.
5. The Homestal is located on the north side of Fir Tree Lane and comprises an agricultural field bordered by mature trees and hedges. Land levels on the site are at their lowest on the north-west side, rising towards the south-east with a level change of approximately 7m. The site adjoins the One Horton Heath residential land parcels of Quobleigh Breach to the west, The Folds to the east and The Holme to the south on the opposite side of Fir Tree Lane. The site also lies adjacent to the listed Fir Tree Farmhouse and grounds. Fair Oak and Horton Heath Footpath No. 11 and the Quobleigh Ponds and Woods Site of Importance for Nature Conservation (SINC) lie to the north of the site. There are some areas of surface water flood risk on the north side and central parts of the site.
6. The Holme is located to the south of Fir Tree Lane and comprises a roughly rectangular shaped area of predominantly agricultural land, which extends around an existing residential dwelling (Foxholes Farm) on its eastern side. There are trees and hedgerows around the majority of the boundaries, with a significant belt of trees to the south. Land levels on this site rise from south to north with a level change of approximately 7m. The lowest part of the site is in the south-west corner. There is an area of surface water flood risk on the eastern side of the site.
7. Other than Foxholes Farm, there are no existing residential properties directly adjacent to these land parcels.

Description of Application

8. This application seeks approval of reserved matters relating to layout, scale, appearance and landscaping, for a development of 357 residential dwellings (174 in The Homestal and 183 in The Holme), along with associated works and infrastructure including new roads and footways, parking, bin storage, public open space and landscaping.

9. Each of the land parcels would be accessed via a new secondary distributor road (Foxwood Road), which would run east/west along the southern part of The Holme and is subject to a separate planning application (ref. F/23/96631). For The Homestal, there would be a single road leading north from Foxwood Road, which would cross over Fir Tree Lane and provide a one way in/one way out vehicle route to this residential parcel. For The Holme, the new residential development would be constructed either side of Foxwood Road and would be served by a number of separate access points to new roads and cul-de-sacs. Two of the new roads on the eastern side of The Holme would then provide a northwards link into the adjacent residential parcel of The Folds.
10. The Homestal would comprise predominantly housing, with the exception of two apartment blocks, one located in the centre of the site and one in the south-east corner. On the northern side of the site, the housing would be set out in a linear row facing onto an area of public open space. There would also be a play area on the eastern side of the site. Parking would be accommodated mainly on plot or within parking courts, with some on-street parking.
11. The Holme would comprise a mix of housing and apartments, with the apartment blocks mainly located on the southern side of Foxwood Road, with the exception of one apartment block on the far eastern side of the site adjacent to Foxholes Farm. One of the apartment blocks located on the south-eastern side of the site (Block 05), has been designed for older persons' accommodation. The rest of the land to the south of Foxwood Road, surrounding the new apartments, would comprise open space and drainage ponds (some of which lies outside of the application red line). Parking would comprise a mix of parking courts, on-plot parking and street parking. There would be no parking on Foxwood Road.
12. The application also includes information to address a number of conditions attached to the outline planning permission, which require details to be submitted at reserved matters stage. The submitted details relate to design code compliance, tree protection, refuse provision, access and internal space standards, built heritage, flood mitigation, ecology and protected sites mitigation. An assessment of the conditions information is set out within this report.
13. The application is accompanied by the following reports and technical assessments, which can be viewed via the following link: [Planning Application: RM/25/100615](#), and includes:
 - Planning Statement
 - Environmental Statement, Statement of Conformity
 - Statement of Community Involvement
 - Design and Access Statement
 - Transport Assessment
 - Residential Travel Plan

- Energy and Sustainability Strategy and Technical Addendum
- Noise Impact Assessment
- Flood Risk and Drainage Strategy
- Ecological Mitigation and Management Plan
- Biodiversity Net Gain Assessment
- Ecological Impact Assessment
- Arboricultural Impact Assessment and Method Statement
- Nutrient Neutrality Study
- Built Heritage Statement
- Landscape and Visual Impact Assessment
- Mitigation to the New Forest Protected Sites report
- Public Art Statement
- Archaeology Statement
- Preliminary Ground Investigation Report

Environmental Impact Assessment

14. The outline planning application was subject to a detailed Environmental Impact Assessment in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Details of this are set out in paragraphs 27 to 31 of the Introduction Report (enclosed at Appendix 1 to report ref. F/23/96631). The information set out within the Environmental Statement associated with the outline planning permission is considered to sufficiently identify and assess potential environmental impacts associated with the One Horton Heath development as a whole, and no further assessment is required with this reserved matters submission.

Representations Received

15. No representations received.

Consultation Responses

16. Botley Parish Council – No objection.
17. Bishopstoke Parish Council – No comments received.
18. Durley Parish Council - No comments received.
19. Fair Oak and Horton Heath Parish Council – No objection, provided that ecological mitigation measures, lighting and habitat management plans are secured by condition and that outstanding matters relating to contaminated land and ventilation/overheating are resolved before conditions are discharged.
20. Hedge End Town Council – No objection.
21. Barley Fields Residents Association - No comments received.

22. Burnetts Lane Residents Association – No comments received.
23. Landscape Officer – No objection subject to final details by condition.
24. The site is more complex than other parcels of land within One Horton Heath due to the site straddling Fir Tree Lane. Both The Holme and Homestall were formally in agricultural use and the majority of existing vegetation is located around the boundaries, with the exception of Fir Tree Lane which has a band of trees crossing the site east to west. A strong element of the scheme is the retention of most of the boundary vegetation. Inclusion of rain gardens is also welcomed. Tree and hedge removals are fairly insignificant and would be compensated for with new planting.
25. Initial concerns raised regarding various matters including lack of tree planting and complexity of landscape layout in places, have sought to be addressed through provision of amended plans. Some areas of landscaping have been suitably simplified although other areas could benefit from further refinement. Final details can be conditioned.
26. Tree Officer – No objection.
27. Large parts of the site are tree free, with trees mainly present around the boundaries although in this case the site straddles Fir Tree Lane and there are several distinct areas. The former field system is demarked with linear arboricultural features including several veteran trees. These boundaries are mostly to be retained and protected, but there are a few tree and hedge removals that are required and is broadly consistent with the information submitted at outline stage.
28. The submitted arboricultural document satisfactorily demonstrates that existing trees and hedges can be protected and that tree removals are relatively insignificant and can be replaced. Recommend condition for adherence to arboricultural report.
29. Ecology Team – No objection subject to conditions.
30. Satisfied that ecology has been fully considered and understood throughout the outline application and reserved matters. This includes indirect impacts on statutorily designated sites (River Itchen and Solent Coast suite of sites).
31. The site comprises predominantly modified grassland and cereal crops, with some areas of more diverse grassland in the south-east, hedgerows and hedgerows with significant trees on the boundaries. The site supports protected species including dormice, roosting/foraging/commuting bats, common reptiles and amphibians, and suitable habitat for nesting birds.

32. Of particular sensitivity is the central tree line between The Homestal and The Folds. There are several mature trees within the treeline which were determined to be of high suitability for bats. Targeted bat surveys were undertaken between June and October 2025 and results indicate that trees in the northern section of the central hedge are a mating roost for barbastelle bats, which is of high conservation significance. To protect this species, a 25m buffer has been provided between the trees and the proposed development.
33. Recent dormouse surveys have confirmed their presence within trees and scrub within both The Folds and The Holme and Homestal. A licence from Natural England will be required for work to proceed.
34. Biodiversity Net Gain – the scheme does not need to deliver the statutory 10% BNG as the outline scheme was submitted prior to this mandatory requirement. However, the scheme still needs to deliver an overall gain for biodiversity in accordance with Policy DM11, and a BNG report has been provided. The approach to delivering a measurable net gain across the OHH site as a whole is accepted. An Ecological Mitigation and Management Plan has been submitted outlining specific mitigation and enhancement measures.
35. Drainage – The drainage strategy builds on the work carried out for the outline application. The surface water drainage scheme utilises SuDS treatment trains to manage water quality and quantity, and uses prevention measures, source control and site control techniques and regional control features.
36. NatureSpace (Great crested newts) – No objection. Great crested newt impacts have been mitigated and compensated for through the outline planning permission.
37. Hampshire Swifts - Comment. Bird box provision does not meet best practice guidance. Request at least 1 swift brick per home on average across the development.
38. Urban Design Officer – No objection.
39. The proposal demonstrates strong alignment with the One Horton Heath masterplan. It successfully reinforces the hierarchy of movement and built form, contributing to the legibility of the wider development and supporting the transition between the Local Centre, The Folds and surrounding green infrastructure. The layout is coherent and legible with a clear street hierarchy. Foxwood Road is appropriately treated as a prominent urban street with continuous frontage while secondary and tertiary streets have a more domestic scale. The use of nodal spaces, key corners and changes in enclosure assists in wayfinding and contributes to positive place making.

40. Recommendations made for various areas for improvement, in relation to heights and built form, transitions in scale, gateways, hard surfacing, boundary treatments and materials. Amended plans have been received which have addressed the majority of these points. The Homestall Gateway is now perceived as a clearly defined gateway and reinforces legibility within the scheme. The three storey buildings positioned along the spine introduce the required height variation within the northern parcel and provide a transition between the two and four-storey development. Amendments along Foxwood Road including reorientation of dwellings, represent a positive improvement to this frontage and three-storey buildings make a positive contribution to the overall streetscene. Boundary treatment should be dealt with at a later stage through Condition 20 of the outline planning permission.
41. Environmental Health Officer – Noise – No objection. Further information required for discharge of outline permission condition.
42. The Noise Impact Assessment shows that noise and vibration levels from demolition and construction activities are acceptable and proposes mitigation measures included in the CEMP. The report proposes plant noise limits equal to existing background noise levels. The conclusions are that external private gardens achieve relevant guidelines for external amenity spaces with standard 1.8m fences with the exception of 2 gardens. Some balconies facing Fir Tree Lane will be up to 65 dB LAeq, 16h, but this is acceptable as there are public green spaces that achieve the required noise criteria nearby. Some properties closer to the main road require enhanced glazing and trickle vents. Overheating assessment required for building regulations.
43. Query regarding how break in calculations were carried out – response received from applicant and agreed. Further information required before Condition 45 could be discharged.
44. Environmental Health Officer – Contaminated land – No objection. Further information required for discharge of Condition 42 of outline permission.
45. The findings of the submitted reports are noted and generally agreed. However, information including a Conceptual Site Model, risk assessment, confirmation of whether chemical soil testing is required and gas monitoring requirements, is still required to comply with condition 42a.
46. Highway Authority (HCC) – No objection subject to conditions.
47. **The Homestall:** Access proposed from single priority junction on northern side of the proposed distributor road. Cyclists expected to use carriageway which is accepted as vehicle speeds likely to be relatively low. Internal road layout theoretically acceptable with speed reduction methods incorporated. Pedestrian network generally acceptable with

continuous footway links around main internal routes and appropriate cycle routes. Parking numbers below adopted standards, but parking spaces acceptable with adequate sized bays and turning areas.

48. **The Holme:** Access would be from eight priority junctions from the distributor road, six to the north and two to the south. Cycles expected to use carriageway which is acceptable due to expected low traffic speeds. Internal road layout theoretically acceptable. Pedestrian movements acceptable. Shortfall in parking against adopted standards but parking spaces acceptable with adequate sized bays and turning areas.
49. Further information including tracking plans and refuse strategy details have been received and are acceptable. Condition required to secure a parking management plan.
50. Lead Local Flood Authority (HCC) – Further information required.
51. Further information and clarification required in relation to catchment plans and maintenance of pipes running through gardens.
52. Environment Agency – No objection.
53. Initial queries regarding how the development would interact with watercourses has been addressed through submission of further information.
54. Natural England – No objection. Satisfied that the submitted documents reflect the mitigation as detailed in the appropriate assessment for the outline scheme.
55. Southern Water – Query regarding capacity for foul drainage. No objection to details submitted for Condition 61 (surface water drainage).
56. Hampshire Constabulary – Crime Prevention Design Advisor – Comments provided.
57. The proposed site plan shows that the pedestrianised section of Fir Tree Lane runs to the rear boundaries of properties located north of Foxwood Road. There is limited natural surveillance along this part of the path; the footpath is separated from the rear boundaries of the dwellings by an area of green space. Recommended that defensive planting is used to prevent direct access to the rear boundaries of the dwellings. Also recommended that robust boundaries of at least 1.8m are provided to properties surrounding parking courts. Where residents are likely access from the rear, gates should be fitted with a lock openable from both sides.
58. Hampshire County Council Planning (Minerals and Waste) – No comments received.

59. Eastleigh Ramblers – No objection. Footpath 11 Fair Oak and Horton Heath is shown outside the application area to the north and Fir Tree Lane is shown as being retained through the development as a bridleway.
60. British Horse Society – No comments received.
61. Cycling UK – No comments received.
62. Active Travel England – Standard advice provided for the applicant's attention.
63. Southampton Airport – No comments received.
64. Public Art Officer - No objection. The Public Art Statement is acceptable and if the application is successful, the Public Art Steering Group will oversee the delivery of public art as described in the Vision for Public Art (draft), using developer's contributions.
65. Heritage Consultant - Comments made.
66. This parcel of land is immediately adjacent to Fir Tree Farmhouse and would impact the setting of this heritage asset. The farmhouse faces east and the farm buildings used to be to its south on the other side of Fir Tree Lane. Development of this site will cause harm to the setting of this building by removing the last vestige of agricultural land for which this building was erected to serve. Although the farmhouse sits in a generous plot, this does not entirely make up for the loss of outlook over its former domain.
67. The development along this border is to be clad in dark boarding at first floor level, which harks back to a lot of farm buildings. The roof pitches facing the heritage asset are in clay tiles, which is a traditional material. The eastern aspect of Fir Tree Farmhouse is only protected by trees in generally fair condition and although planting of garden and street trees is proposed, the planting of some native trees in the hedgerow would be expected. The overall impact on the heritage asset is considered less than substantial but recommend succession planting to maintain separation between the farmhouse and new development into the future.
68. Country Archaeologist – No objection.
69. Archaeological matters would be addressed by conditions attached to the outline planning permission. An Archaeological Statement has been provided and this is endorsed. This recognises the situation that archaeological matters are not likely to prove overriding but that the scope of further archaeological work needs to be agreed, and may be staged and targeted. The Statement notes there is potential for

evidence of Mesolithic date and such evidence is not universal but is of a higher potential in some landscape zones, but that results of other archaeological evaluations in the vicinity have found limited archaeological evidence. Advice provided for the developer for the scope of further work.

70. Waste Services (Direct Services) – No comments received.

Community consultation

71. Section 4 of the NPPF emphasises the benefits of early engagement with local authorities and local communities prior to submission of a planning application, to help resolve key issues and positively influence the scheme. For this application, the applicants have worked closely with the local planning authority in developing the proposals and undertook community consultation including the setting up of a dedicated website, liaison with local councillors and an in person public exhibition where draft proposals were presented and made available for comment. The exhibition was held on 2 October 2025 and responses were received via the website. Many of the issues raised related to those that were considered in depth and addressed through the outline application stage, such as traffic generation and the principle of development. There were some comments on the design of dwellings and the plans were subsequently updated to provide more variation in house types and design.

Principle:

72. The principle of development was established through the granting of outline planning permission ref. O/20/89498.

Reserved Matters

73. The reserved matters are the four main matters that are for consideration, namely the proposed layout, the scale of the buildings, the appearance of the buildings and the landscaping.
74. Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) is of particular relevance to the assessment of the reserved matters. Paragraph 131 confirms that achieving high quality, beautiful and sustainable buildings and places is fundamental to the planning process and that good design is a key aspect of sustainable development. Paragraphs 133–134 emphasise the role of design guides and design codes (informed by the National Design Guide and National Model Design Code) in providing clarity about design expectations and carrying weight in decision-making. Paragraph 135 sets out that planning policies and decisions should ensure that development functions well, is visually attractive, is sympathetic to local character and history (including landscape setting), establishes or

maintains a strong sense of place, optimises the potential of the site (including green/public space), and creates places that are safe, inclusive and accessible with a high standard of amenity. Paragraph 139 is clear that development which is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

75. At the local level, the statutory development plan is the Eastleigh Borough Local Plan 2016–2036. The Reserved Matters are assessed against the site allocation policy HH1 (Land west of Horton Heath), which requires development to be brought forward in accordance with approved design principles and a high-level design code/masterplan, and includes specific requirements relating to integration with Horton Heath, green infrastructure/open space provision, movement connections, and the retention and enhancement of heritage and landscape features (including around Fir Tree Farmhouse). The proposal is also considered against Policy DM1 (General criteria for new development), which includes protection of residential amenities of both new and existing residents alongside character and appearance considerations.
76. Relevant supporting policies include policy DM11 (Nature conservation) and the Plan's strategic approach to Green Infrastructure (Strategic Policy S9), as well as Policy DM33 where on-site recreation/open space provision is a key component of place quality. In respect to heritage considerations, Strategic Policy S8 and the detailed criteria in DM12 (Heritage Assets) are relevant. The Council Quality Places SPD is also a material consideration.
77. In addition, the transport and movement requirements in policy DM13 (General development criteria – transport) and the parking provision set out within the outline scheme, and the housing standards policies including policy DM29 (higher access standards) and policy DM30 (internal space standards) are relevant to the reserved matters.
78. At the outline stage, the Officer Report explained that considerable importance was placed on achieving a high standard and distinctive design approach across the site, with development to be structured as a series of placemaking character areas, each responding to its context but unified through a robust Design Code. This resulted in the inclusion of a condition at the outline stage requiring the submission of a comprehensive Design Code, to ensure design quality, consistency and legibility across all phases of development. The Design Code has subsequently been submitted and has informed the Reserved Matters scheme. This divides One Horton Heath into distinct character areas that reflect their differing landscape settings, gateways, heritage assets and roles within the wider movement and placemaking hierarchy for One Horton Heath. This application relates to two land parcels known as The Holme and The Homestal.

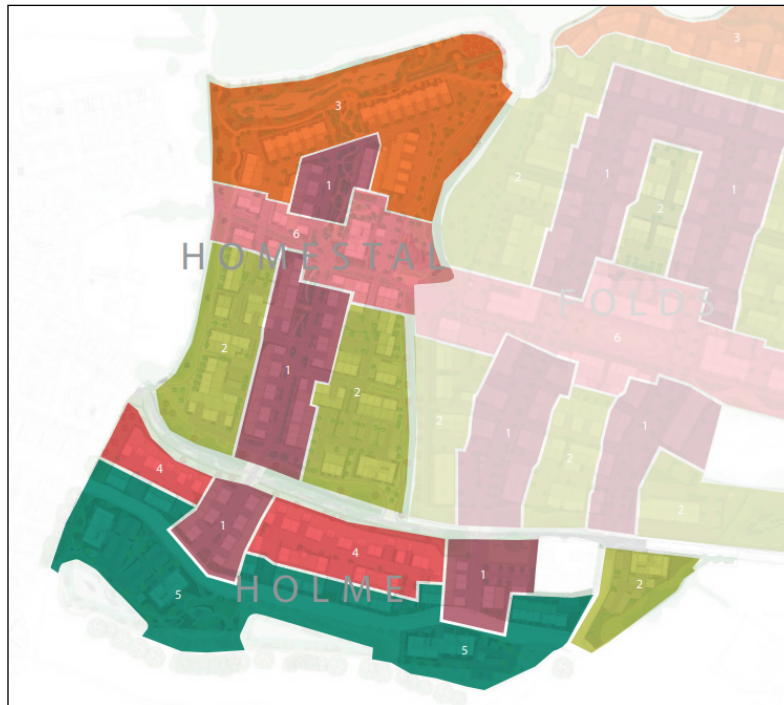
79. The Holme is identified within the Design Code as an elongated residential neighbourhood near the Local Centre, featuring Foxwood Road, providing a prominent street frontage and facilitating the movement of vehicles, cyclists and pedestrians. The Design Code notes that development here must carefully integrate with its surroundings, respecting the heritage of Fir Tree Farm and adapting to the changing character and use of Fir Tree Lane.
80. The Homestal is identified as a visually contained residential neighbourhood connecting to Fir Tree Lane. Development here is required to reflect the heritage setting of Fir Tree Farm, adapt to the changing character and use of Fir Tree Lane and provide a sensitive outlook over Quobleigh Woods and ponds to the north, with seamless connections to The Folds (adjacent residential land parcel).

Reserved Matter 1: Layout

81. The plans below show the layout and character areas for both The Holme and The Homestal land parcels, which will be assessed together in this section of the report, with reference made to specific areas of each parcel where relevant.



The Holme and The Homestal proposed layout



The Holme and The Homestal proposed character areas

- *Character areas*

82. The Design and Access Statement defines seven character areas across The Holme and The Homestal, which align with the principles of the Design Code. These are shown on the diagram above and summarised as follows:

- Character Area 1 - Green Spine

This comprises north/south links between the proposed distributor road (Foxwood Road) and the open space to the north of the site. These areas start in The Holme, cross Fir Tree Lane and link into The Homestal and the adjacent residential parcel of The Folds. This is where the main access roads would be, with spaces intended to be formal with vehicle movements countered by generous green spaces.

- Character Area 2 – Green Fringes

The green fringes are located in The Homestal, linking the green spine with the adjacent existing tree belts. They are characterised by a more varied form and massing of development but with a common material palette, with houses fronting onto adjacent green spaces.



Visual of housing on Green Fringe

- Character Area 3 – Quobleigh Villas

This character area comprises the northern section of The Homestal, where the development fronts onto open space and drainage features adjacent to Quobleigh Woods. Housing on the northern side has been designed to front onto the open space with generous front gardens and rear vehicle access. This area is designed to achieve a strong connection to nature.

- Character Area 4 – Holme Road

This relates to the northern area of The Holme where development would comprise larger, semi-detached houses with the mature trees and vegetation on Fir Tree Lane as a backdrop.

- Character Area 5 – Foxwood Road

This encompasses the main road leading through The Holme (Foxwood Road), along with the adjacent land on the southern side of The Holme. Foxwood Road (otherwise referred to as the distributor road), would form one of the key vehicular routes through the wider One Horton Heath development and buildings on the northern side would be designed to create a strong sense of enclosure. On the southern side, built form would be more spread out, comprising three separate apartment blocks framing open space and drainage basins.



Extract from Foxwood Road streetscene

- Character Area 6 – Greenway

The greenway runs east/west through the centre of The Homestal, and extends eastwards into The Folds, providing a key pedestrian / cycle route through the development. This area would be landscape driven with housing fronting onto green space.

83. In addition to the defined character areas, one specific factor that has influenced the layout of a small part of the north-eastern side of the site is the presence of bats in adjacent trees. Updated bat surveys carried out in 2025 determined that there was a roost for a rare species of bat (Barbastelle) within the tree belt and in order to ensure that these bats would not be adversely affected by the development, a buffer of 25m around the trees was required to be free from built form and with lighting restrictions. The area around the relevant trees would be landscaped with housing set far enough back to prevent adverse impacts from light spill.



Extract from north east side of site

84. The layout of both sites have also taken account of the land levels. Both sites have a change in level of around 7m across them, with the highest points being on the south-east side of The Homestal and the northern side of The Holme. This is also where the sites transition towards the adjacent land parcel of The Folds and onwards to the Local Centre, and apartment blocks have been positioned on these parts of the site to create a visual transition toward the higher density adjacent development. The lowest parts of the site are where the development meets the green edges to the south, south-west and north-west, and the layouts here are either low density or developed with good levels of landscaping to create a soft visual transition.

85. The Council's Urban Design Officer has commented that the overall form and layout of development and character areas demonstrate a strong alignment with the design principles of the One Horton Heath development (their detailed assessment is set out within the Consultation Comments above). This is agreed, the scheme is considered to successfully reinforce the intended hierarchy of movement and built form, supporting legibility of the wider development and creating a transition from higher density areas of the site to the surrounding green infrastructure.
86. Some amendments have, however, been made to the plans through the application process in order to enhance the layout and adhere to the design principles for each character area. For instance, in response to concerns raised by the Urban Design Officer about side elevations and gardens fronting Foxwood Road, some of the houses have been reorientated to provide direct frontages onto the road, and others have had alterations to fenestration with front doors relocated facing Foxwood road, to provide more attractive and active frontages. In addition, amendments have been made to the house type design at the gateway to The Homestal, which is now considered to be clearly defined, and additional three-storey buildings have been positioned along the spine road to provide greater variation in appearance.
87. The Urban Design Officer has raised some concerns about boundary treatment details, specifically the use of part wall/part composite fencing on some of the most prominent street frontages. Full details of boundary treatment are required under Condition 20 of the outline planning permission, therefore this matter can be dealt with at a later stage through conditions discharge.
88. Overall, the proposed layouts are considered to appropriately take account of the site constraints and the relationship with adjacent green spaces and development parcels, and accord with the principles established through the outline planning permission and set out within the Design Code.

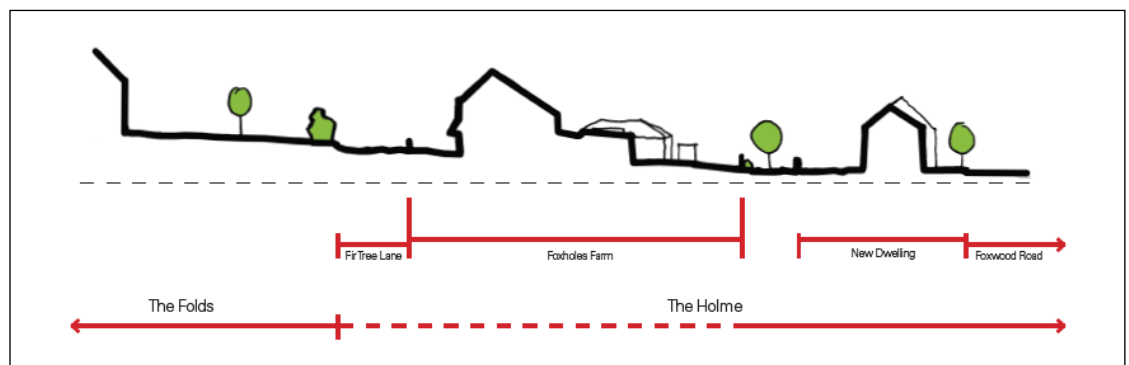
- *Residential amenity*

89. Policy DM1 of the Local Plan requires that all new development should avoid having an unacceptable impact on the amenities of both new and existing residents.
90. The only existing residential property that would be impacted by development of The Holme and Homestal is Foxholes Farm. This property lies on the south side of Fir Tree Lane and the boundary of The Holme surrounds it on three sides.



Extract showing proposed dwellings around Foxholes Farm (in white)

91. The nearest proposed dwelling to the boundary with Foxholes Farm would be a flat over garage (FOG) unit. This would have its side elevation approximately 6m from the boundary with Foxholes Farm, but would have no windows on the side elevation to prevent direct overlooking. The next nearest new dwellings would be to the south. These would comprise a row of two and three-storey dwellings with rear windows facing north towards the neighbouring property boundary. However, there would be a back to back separation distance of at least 27m between the rear of these new dwellings and the rear of Foxholes Farm, which exceeds the 22m back to back separation guidance set out in the Quality Places SPD. The new dwellings would also be constructed at a lower land level. There is also a proposal for new tree planting adjacent to the rear and side boundaries of Foxholes Farm, which would further help to mitigate impacts of overlooking as well as outlook.



Section through Foxholes Farm and proposed dwellings to south

92. To the east of Foxholes Farm, there would be an apartment block (Block 6), which would be four-storey in height and would have windows facing west towards the neighbouring property. However, this

apartment block would be set away from the boundary of Foxholes Farm by approximately 28m with parking and a road in between, and would be 32m from the side elevation of the nearest dwelling on that site. There are also proposed to be new trees planted adjacent to the eastern boundary of Foxholes Farm to further reduce any potential impacts of overlooking. Given the separation distance and proposed boundary planting, it is considered that this apartment block would not result in a significant impact on the amenities of the neighbouring residents in respect of loss of privacy, outlook or light.

93. There are no other existing residential properties close enough to these land parcels to be directly impacted by the proposed development. Approval has been granted for development at the adjacent Quobleigh Breach phase, and a current application is pending consideration at the adjacent The Folds site. Separation distances here are all in excess of 20 metres. The proposals are therefore considered to be acceptable in respect of impacts on existing residents, in accordance with Policy DM1 of the Local Plan.
94. For new residents of the development, the Quality Places SPD sets out guidance on how to design developments to ensure no adverse impacts such as overlooking between properties or loss of light. The SPD sets a target of 20m for back to back relationships between first floor rooms on new build development. There are only a few instances on these sites where there are traditional back to back layouts and where this occurs the 20m separation is achieved. Most of the dwellings on both The Homestal and The Holme have side/rear relationships and where side elevations would be close to the rear of another property, the side elevations have been designed without windows to prevent direct overlooking. Apartment blocks have also been located to ensure suitable separation between them and adjacent housing, and balconies have been avoided on elevations with the closest relationship with adjacent housing.
95. Having regard to the layout and separation distances between buildings, it is considered that future occupants would have a good standard of living environment and would not be subject to adverse impacts with respect to loss of outlook, light or privacy.
96. Permitted development rights were withdrawn at the outline stage in respect of the insertion of new windows, extensions, alterations, and outbuildings. As a result, no additional/property specific restrictions are necessary for the reserved matters scheme.

- *Garden sizes*

97. The quality of private amenity space requires assessment against the design standards set out in the Local Plan and the Quality Places SPD. The SPD provides guidance on expected garden sizes and dimensions for new residential development, advising that they should be of a size

that is at least 60% of the floorspace for the dwelling to which it relates. The SPD does, however, allow some flexibility for smaller garden sizes where dwellings are within 100m of public open space.

98. The applicants have prepared an assessment of the garden sizes of the proposed dwellings, confirming that at least 81% would be of a size in accordance with the SPD standards, with the others being only marginally below standard. However, all homes within these phases of development would have good access to public open space, both within the sites themselves and adjacent to them, with Quobleigh Woods to the north of The Homestal and open space to the south of The Holme. Flats would have balconies or ground floor terrace areas of at least 5sqm, which is appropriate for these types of units and in accordance with the SPD guidance. Whilst the flat over garage (FOG) units would not have private amenity space, given the small number of these units and the proximity to public open spaces, this is considered acceptable.
99. While not all dwellings fully meet the garden size guidance set out in the Quality Places SPD, the level of compliance achieved, the availability of nearby public open space, and the policy context for higher density development established at outline stage are considered to justify a reasonable degree of flexibility. The proposed private amenity provision is considered acceptable and would not result in an unacceptable level of harm to the living conditions of future occupiers.
 - *Internal road layout and manoeuvrability*
100. Policy DM13 of the Local Plan requires that new development is safe and provides appropriate access in accordance with national guidance and to a standard required by the Highway Authority. The requirement to ensure safe and suitable access is also set out in paragraphs 115 and 116 of the NPPF.



Movement Strategy Plan

101. The Homestal has been designed around a main north/south route, leading to a series of tertiary streets and parking courts, with connecting pedestrian and cycle routes. The Holme would be intersected by Foxwood Road, which would form the main secondary road running through the wider One Horton Heath development. Dwellings within The Holme would predominantly be accessed from tertiary streets / cul-de-sacs and parking courts leading off Foxwood Road. Additional secondary road routes would lead north from The Holme into the adjacent land parcel of The Folds.
102. The internal road layout has been designed to achieve vehicle speeds of 20mph or below and the applicant has confirmed that whilst the roads would remain unadopted, the street geometries and widths would accord with guidance set out in the Manual for Streets guidance and Hampshire County Council Technical guidance.
103. Tracking diagrams have been provided (and updated through the course of the application) to demonstrate how large vehicles including refuse vehicles and fire tenders could safely manoeuvre around the site. Other revisions and additional highway plans have also been provided to address various technical points raised by the Highway Authority in relation to visibility splays and junction widths. The Highway Authority is satisfied with the updated tracking plans and the further information provided.
104. The Highway Authority raised some concerns about the potential for obstructive parking to restrict vehicle movements around the sites. The applicant has confirmed that a site management company would be

responsible for parking management, and is willing to accept a condition for a Parking Management Plan to be approved.

105. Good provision has been made for cycle and pedestrian links throughout The Homestal and The Holme, connecting to adjacent land parcels and the wider area. The Highway Authority has commented that there are some instances where cyclists would need to use the carriageway, but due to likely slow vehicle speeds and the design of the roads, this is considered appropriate and safe. The section of Fir Tree Lane running between The Holme and Homestal would be a car free route (with the exception of the vehicle crossing points from The Holme into The Homestal and The Folds). Details of how Fir Tree Lane would be designed in terms of landscaping and footway layouts are provided within the landscaping details submitted with the application. Fixed bollards would be used to prevent vehicle access and to ensure that this route remains safe and attractive for pedestrians and cyclists.

106. The proposed internal layout of roads and pedestrian / cycle routes is considered to be appropriate to create a well connected, legible development in line with the movement and access principles established at the outline application stage.

- *Parking layout and sustainable travel*

107. Policy DM14 of the Local Plan and paragraph 109b of the NPPF require new development to provide an appropriate level of car parking in accordance with Adopted Standards.

108. The parking strategy for One Horton Heath as agreed at the outline permission stage and subsequently approved for the first Lower Acre phase of development, is for each 1 and 2-bedroom dwelling to have at least 1 allocated space, and for each 3 and 4-bedroom dwelling to have at least 2 allocated spaces. This parking would then be supplemented with additional visitor/unallocated spaces.

109. The proposals for The Holme and Homestal would accord with the agreed parking strategy, with all dwellings having at least 1 or 2 allocated spaces (depending on their size), with the exception of the units designed for older persons, which would have 0.6 allocated spaces per dwelling. This slightly lower provision for older persons accommodation is considered appropriate where less residents are likely to own vehicles, and is in line with the guidance set out in the Council's recently updated Parking Standards SPD. The allocated parking would then be supplemented by visitor / unallocated parking spaces. A total of 558 parking spaces would be provided across both sites (266 for The Holme and 292 for The Homestal). In addition, cycle parking would be provided for each property in accordance with Eastleigh's adopted standards.

110. In terms of parking layout, the spaces would be provided through a mix of on-plot parking, parking courts and on-street parking. The provision of on-street parking would mainly be for visitors/unallocated, and for The Holme street parking availability would be limited due to the requirement for Foxwood Road to remain free from parking. The Highway Authority has confirmed that the parking layout in terms of size of bays and manoeuvrability is acceptable.
111. Policy DM13 of the Local Plan requires that development is or could be well served by public transport, cycling and walking and that it includes measures to minimise its impact on the existing highway network. This is reinforced by paragraph 110 of the NPPF.
112. The S106 Agreement for the outline planning permission requires a Travel Plan to be submitted for each phase of development and approved prior to occupation of that phase. A Travel Plan for these phases has been submitted with the application and summarises the various measures that are to be introduced to promote and encourage the use of sustainable travel options, many of which relate to the whole of the One Horton Heath development. Measures would include: promotion of sustainable transport options such as car sharing and use of car club vehicles; provision of electric vehicle charging infrastructure; provision of cycle storage for all dwellings and promotion of cycle and walking routes; and promotion of public transport times and routes.
113. In addition, the layout and design of the scheme ensures good connectivity to the wider cycle and pedestrian network, and new and enhanced bus infrastructure is secured through the outline planning permission, with a commitment to a frequent bus service linking the development with Hedge End, Eastleigh and Southampton. The developments are therefore considered to meet the objectives for promoting and encouraging sustainable travel.

- *Housing mix*

114. Policy DM23 of the Local Plan seeks to ensure an appropriate mix of housing is delivered. In this case, the legal agreement for the outline planning permission sets a broad housing mix for the One Horton Heath development as a whole, which is:
- 17% one bedroom dwellings
 - 47% two bedroom dwellings
 - 28% three bedroom dwellings
 - 8% at least four bedroom dwellings.
115. The housing mix for the various reserved matters phases have been established with the site wide target in mind. For The Homestal and The Holme, the proposed mixes would be as follows:

The Homestal:

- 22 one bedroom dwellings (13%)

- 82 two bedroom dwellings (47%)
- 48 three bedroom dwellings (27%)
- 22 four bedroom dwellings (13%)
- Total 174

The Holme:

- 36 one bedroom dwellings (20%)
- 96 two bedroom dwellings (52%)
- 37 three bedroom dwellings (20%)
- 14 four bedroom dwellings (8%)
- Total 183

116. Whilst there is some variation in the housing mix for these phases against the target for the overall development, the mix is considered to be broadly compliant with the highest proportion being two bedroom properties and the lowest being four bedroom. The housing mix is therefore considered to be acceptable in accordance with Policy DM23 of the Local Plan.

- *Internal space standards and accessibility standards*

117. To ensure adequate internal living standards, policy DM30 of the Local plan requires all new dwellings to meet the Nationally Described Space Standards (NDSS) as a minimum. Based on the submitted plans and documents, the proposed dwellings would provide sufficient internal floor space and would therefore be compliant with the NDSS and Policy DM30.

118. Policy DM29 of the Local Plan requires new developments to comply with specific accessibility standards, and this was covered by Condition 31 of the outline planning permission. This matter is addressed under the conditions section of this report.

- *Crime prevention*

119. Section 8 of the NPPF sets out objectives for achieving healthy, inclusive and safe places, noting that proposals should create places that: *'are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas'*.

120. The layout of the scheme including interaction of buildings with public open spaces, footways and cycleways, has been carefully considered, with housing designed to face public areas to provide active frontages and natural surveillance. Where larger parking courts are required, FOG units have been included to provide natural surveillance to these areas and planting and appropriate lighting would be used to enhance the attractiveness of these spaces.

121. Hampshire Constabulary was consulted on the proposals and provided some comments in relation to the need to ensure robust boundaries to properties facing parking courts, with secure lockable access gates. They also commented that Fir Tree Lane would have limited natural surveillance and suggested some additional defensive planting to prevent access to rear gardens. The matter of how to set out housing to address Fir Tree Lane was subject to extensive discussion during the design development stage, and it is acknowledged that due to the desire to retain and protect existing boundary trees and vegetation and the levels difference between the proposed housing and the lane, it was not possible to achieve true active frontages onto this space. Housing and flats within The Homestal would face towards Fir Tree Lane but would be well set back beyond landscaped areas. In The Holme, the housing would have their rear boundaries facing Fir Tree Lane but a significant landscaped buffer is included to the rear of their boundaries to prevent unauthorised access.
122. It is noted that Condition 38 of the outline permission requires full details of crime and anti-social behaviour prevention measures to be submitted to and approved in writing by the Local Planning Authority prior to above-ground works, with implementation required prior to first occupation and retention thereafter. Therefore, further detail would be provided at a later date and subject to compliance with this condition, the proposal is considered to provide a safe and secure form of development in accordance with policy DM1 of the Local Plan, the Quality Places SPD and the NPPF.

- *Heritage impact*

123. The proposal has been assessed against local and national policy and legislation, with regard to section 16 of the NPPF, the Planning (Listed Buildings and Conservation Areas) Act 1990, and policy DM12 of the Local Plan relating to the historic environment. These policies seek to ensure that development preserves or enhances the significance of heritage assets and their settings, achieves a high standard of design, and responds positively to its context, whilst also supporting the delivery of sustainable development.
124. The Heritage Impact Statement notes that the development of both The Holme and the Homestal, in conjunction with the adjacent development parcel of Quobleigh Breach, will inevitably result in a substantial change to the physical character and experience of the wider setting of the farmhouse, which currently comprises agricultural land. However, it concludes that the impact overall would be less than substantial, in that the significance of the listed building would be reduced but would still be appreciable. This matter was carefully considered in the planning balance when the outline application was determined and the change to the setting of the farmhouse was accepted at that stage.

125. The Built Heritage section of the Environmental Statement accompanying the outline planning application highlighted the importance of careful design at reserved matters stage with consideration given to layout, scale, density, heights and landscaping to minimise impacts on the farmhouse setting. The layout of the Homestal results in dwellings of two-storey height with either rear or sides facing the boundary with the Farmhouse, at a relatively low density. This is of a lesser scale than that indicated on the outline parameter plans and in the Design Code, which show development of up to three-stories along this boundary. The boundary here is vegetated with a mix of hedging and trees and the Council's Heritage Adviser suggested that it should be bolstered with some further planting to ensure that the screening/separation from the farmhouse site remains in the long term. The landscape masterplan has been updated to show additional trees where there are gaps between existing. With this additional planting, and having regard to the positions and low heights of the nearest proposed housing, it is considered that the impact on Fir Tree Farmhouse as a result of this development would be no greater than that which was assessed and accepted through the outline application.
126. Development within The Holme would be more separated from Fir Tree Farmhouse due to the presence of Fir Tree Lane and it is considered that this development parcel would not result in any direct impact on the setting of the farmhouse beyond that which was accepted at outline application stage. The proposals are therefore consistent with the principles of the outline planning permission and Design Code, and comply with policy DM12 of the Local Plan, the NPPF and The Planning (Listed Buildings and Conservation Area) Act 1990.

Reserved Matter 2: Scale

127. The building height parameter plan for the outline planning permission indicated that both the Homestal and The Holme could accommodate development of up to four-storeys in height, with the exception of the south-western corner of The Homestal where lower building heights were indicated to protect the setting of the adjacent listed Fir Tree Farmhouse.



Proposed building Heights

128. The predominant height of dwellings across both The Homestal and The Holme would be two-storey, with some three-storey dwellings interspersed throughout, particularly along Foxwood Road to create a sense of enclosure along this key route. In response to comments from the Urban Design Officer, additional three-storey houses were introduced into The Homestal at corner locations along the green spine to add variety and better define the corners, as well as to create a better transition to the taller four-storey flats. Dwellings immediately adjacent to the boundary with Fir Tree Farmhouse would all be two-storey height.
129. There would be a total of six apartment blocks across the two sites, with most of these located within the southern section of The Holme and these would be four-storey in height. This scale of development accords with the building height principles set out at the outline application stage and illustrated in the Design Code. The scale of development is therefore considered to be appropriate and in accordance with the identified design principles for these parcels of land as outlined within the Design Code, and accords with the objectives of policies HH1 and DM1 of the Local Plan.

Reserved Matter 3: Appearance

130. The appearance of the buildings are required to accord with the architectural principles, parameter plans and material palette established through the Design Code and the outline planning permission.
131. The development of The Holme and Homestal has been designed with specific character areas, the definition of which would be achieved through variations in building form, detailing and materials. The predominant material across these sites, for both houses and apartments, would be red brick, with contrasting dark and buff brick used on buildings on key frontages and junctions. The apartment buildings would have dark clad upper floors, projecting balconies and textured brickwork to add variation and reduce their visual bulk. The Council's Urban Design Officer is satisfied with the building designs and proposed material palette, noting that the use of brick as the dominant material would give the streetscenes a sense of permanence and robustness. Full details of materials would be requested by condition to ensure that a high quality and finish is achieved.



The Holme Spine Road West Elevation



The Holme Tertiary Streets Elevation



The Holme Apartment Block 03



The Homestall Green Spine (West) and Apartment Block 01



The Homestall Northern Edge

132. The Urban Design Officer has also commented that the street elevations would present a coherent and well composed urban frontage, with legible and attractive street scenes. Along Foxwood Road in The Holme, three-storey gable frontage house types would be used to create increased height and a strong boundary to this main road. Some concerns were raised by the Urban Design Officer in relation to the appearance of some of the boundary treatment, particularly side walls fronting Foxwood Road. To address this concern, some of the proposed dwellings have been reorientated to create more of an active frontage and reduce the extent of side walling.
133. There would be a significant amount of hard surfacing within the layout, particularly where large parking courts are proposed. The appearance of these areas is proposed to be softened by the use of variations in surface material and new landscape planting.
134. The overall appearance of the development is considered appropriate for its context as part of the wider One Horton Heath development and accords with the general design principles set out in the Design Code.

Reserved Matter 4: Landscaping

135. The landscaping strategy plays a key role in the overall design quality of the scheme, to help reinforce character, soften built form and enhance amenity and biodiversity across the site.
136. A landscape masterplan has been submitted, the details of which have been discussed and negotiated in detail with the Council's Landscape Officer. At this reserved matters stage, the proposal is to approve the landscape principles within the masterplan, with more specific detail such as planting species, size and planting techniques to be secured through a condition.

137. Landscaping within the existing sites predominantly comprises tree and hedge planting around the site boundaries and along the boundaries of Fir Tree Lane, and the scheme has been designed to ensure that much of this boundary vegetation would be retained. Within the new developed areas, there would be six key landscape areas, which would be designed to respond to their distinct characters as summarised below:

- North basin – This is located on the northern side of The Homestal and is designed to provide a natural transition point between the built development and the adjacent landscape and public footpath. The area comprises a drainage attenuation basin with naturalistic planting and informal walking routes.
- Green spine – This extends north/south through The Homestal, and is designed as a linear park to create the transition through the development towards the open, landscaped edge to the north. It would accommodate a network of rain gardens and trees and provide areas for seating.
- Cycle greenway – The greenway is a continuation of the greenway route from The Folds, extending east/west across The Homestal. It would provide a walking and cycling route and would incorporate rain gardens, trees and benches.
- Level 2 Play Space – The play area would be located on the eastern side of The Homestal. Whilst full details of this area would be dealt with separately by condition 34 on the outline permission, indicative details have been provided showing an aviation and railway themed play area to respond to Eastleigh's heritage.
- South basin and play space – This area is located on the southern side of The Holme and would incorporate a play area along with native planting, trees and mown paths linking with the adjacent drainage basin.
- Fir Tree Lane linear park – Fir Tree Lane separates the two land parcels of The Homestal and The Holme and in this location would become a car free shared pedestrian/cycle/horse riding route. The proposal is to create a softer, nature focused route with reduced hard surfacing and additional planting, informal natural play opportunities and seating.

138. In response to comments from the Council's Landscape Officer, the landscape masterplan has been updated with key changes including: the provision of further tree planting; further detail including indicative locations for specialised tree pits; additional tree planting to fill gaps along the western boundary with Fir Tree Farmhouse; planting in front of larger expanses of walls; simplification of landscape layout to improve legibility, e.g. around the green spine rain gardens; some amendments to hard surfacing to improve consistency and legibility; provision of gravel paths around play area instead of mown paths to prevent waterlogging; and amendment to planting around drainage basins to create more structure to the layout.



Extract from Amended Landscape Plan – northern Green Spine

139. With the amendments outlined above, the landscape masterplan is considered to be acceptable in respect of defining the key landscape principles for the site, with further details secured by condition. The landscaping proposals are considered to accord with the broad landscape objectives set out in the Design Code and the outline planning permission, and meet the requirements of Policies S9, DM1 and DM33 of the Local Plan.

- *Tree protection*

140. Policies S5, DM1 and DM11 of the Local Plan relate to the protection and retention of existing trees where they make a positive contribution to visual amenity and the local environment.

141. An Arboricultural Impact Assessment and Method Statement has been submitted with the application and the Council's Tree Officer is satisfied with the measures set out within it for the protection of retained trees. A total of 16 trees and groups of trees are identified for removal (or partial removal), along with partial removal of 4 hedgrows. These are mostly

identified as category C (low quality) or U (defective) trees / hedgerows and their loss is considered relatively insignificant. The tree loss would be more than compensated by replacement tree planting, with more than 500 new trees proposed to be planted across both development parcels.

142. The compliance with tree protection measures is already secured by Condition 16 of the outline planning permission and on this basis it is considered that the proposal would accord with policies S5, DM1 and DM11 and would not result in an unacceptable impact on existing trees.

- *Lighting*

143. Lighting layout plans have been submitted and the Ecological Impact Assessment includes an assessment of potential lighting impacts and mitigation requirements for protected species including bats. It is confirmed that the lighting strategy would be designed to ensure that light levels of no greater than 0.5 Lux would be achieved within buffer habitats and boundary habitats, and within the buffer zone for barbastelle bats, this would be further reduced to no greater than 0.2 Lux (horizontal plane) and 0.4 Lux (vertical plane) to protect this rare species. Full details of the lighting strategy for each phase is required within 6 months of commencement of development in accordance with Condition 24 of the outline planning permission.

Assessment of information relevant to outline planning conditions

144. In addition to the details of the reserved matters, the application includes additional information relevant to a number of the conditions imposed on the outline planning permission. An assessment of the submitted information in relation to the condition requirements is provided below.

Condition 16 - Arboricultural assessment

145. The application is accompanied by an Arboricultural Impact Assessment and Method Statement, as required by Condition 16 of the outline planning permission. The Council's Tree Officer has reviewed the submitted information and is satisfied that it demonstrates that existing trees and hedges to be retained can be protected. Condition 16 includes a compliance requirement, for the approved arboricultural documents to be adhered to. Compliance with the arboricultural report is therefore covered by this condition.

Condition 21 – Design Code Compliance

146. Condition 21 of the outline permission requires all development to comply with a final Design Code, which is to be submitted to the Local Authority before submission of any reserved matters. The condition further states that no reserved matters shall be approved until the

Design Code relevant to that phase has been agreed. The final Design Code for One Horton Heath was submitted under Conditions application ref. DC/25/100397 on 7 November 2025 prior to any reserved matters applications being submitted. The first part of Condition 21 has therefore been complied with.

147. The submitted Design and Access Statement and application documentation confirm that the development of The Holme and Homestal has been designed in accordance with the principles set out in the Design Code. Written approval of the sections of the Design Code relevant to The Holme and Homestal will be given before consent is granted for the reserved matters (should this application be approved).

Condition 25 - Refuse strategy

148. Condition 25 of the outline permission requires submission of a refuse collection strategy for each reserved matters submission, with approval given prior to commencement of that phase.
149. The application is accompanied by refuse vehicle tracking plans and a refuse strategy plan, which illustrates the proposed refuse collection points for residents with corresponding walking distances. These have been reviewed by the Highway Authority and are considered acceptable. The requirements of Condition 25 have therefore been met. The applicants have noted that there may be a need for some updates to the strategy at a later date once capacity requirements for the collection points have been determined. Should this be the case, then updated details could be submitted and reviewed at the appropriate time under Condition 25.

Conditions 31 and 32 – Higher access standards and internal space standards

150. Condition 31 of the outline permission requires each reserved matters submission to provide information to confirm that the accessibility standards set out in Policy DM29 of the Local Plan are being met in respect of building control standards M4(1) and M4(2). Policy DM29 requires that 100% of dwellings meet at least Part M4(1) standard (visitable dwellings), with 80% meeting Part M4(2) standard (accessible and adaptable dwellings). Whilst the policy also requires at least 7% of dwellings to meet Part M4(3) standard (wheelchair accessible dwellings), along with all dwellings for older persons, it was agreed at outline stage that this would not be viable for the site and there is no condition requiring a specific level of M4(3) dwellings.
151. The applicant has confirmed that all dwellings within The Holme and the Homestal would be built to at least M4(1) standard, with 345 dwellings (94%) meeting M4(2) standard, which is in excess of the policy requirement. In addition, 13 of the dwellings, comprising 6 ground floor maisonettes, and 7 apartments in Block 02, would be designed to meet

M4(3) standard, representing 3%. The accessibility standards required for this scheme would therefore be met and exceeded, in compliance with Condition 31.

152. Condition 32 of the outline permission requires that all dwellings meet Nationally Described Space Standards (NDSS) as required by Policy DM30 of the Local Plan. The applicant has confirmed that this would be the case, with accommodation schedules and floorspace measurements provided for all proposed dwellings. The requirements of Condition 32 have therefore been met.

Condition 35 – Built heritage

153. Condition 35 requires a Heritage Statement to be submitted with a reserved matters application where there is the potential for impacts on designated heritage assets. The condition states that any built heritage mitigation shall broadly accord with the recommendations of the Environmental Statement (ES) submitted at outline stage. In this case, The Homestal parcel borders the listed Fir Tree Farmhouse and The Holme lies close to it, therefore the application has been accompanied by a Built Heritage Statement.
154. As discussed in the heritage section of this report, the proposed height and density of development, and landscape proposals along the boundary with Fir Tree Farmhouse have been designed to minimise impacts on the farmhouse setting. These design principles align with the recommendations of the original ES and the details set out in the outline parameter plans and Design Code. Condition 35 has therefore been complied with.

Condition 58 - Flood mitigation

155. The reserved matters application is accompanied by a Flood Risk Assessment and Drainage Strategy, as required by Condition 58 of the outline planning permission. This confirms that both The Holme and Homestal lie within Flood Zone 1 (low probability of flooding from rivers and sea). In relation to surface water flooding, there is a small gully line crossing The Homestal, which is indicated to have a low chance of flooding.. However, this is proposed to be removed as part of the earthworks and its function would be replaced by the proposed surface water drainage system. Groundwater flood risk is also identified to be low. Following review of additional information in response to initial queries, the Environment Agency has raised no objection. It is therefore considered that Condition 58 has been complied with.

Condition 61 – Surface water drainage

156. Condition 61 requires submission and approval of a detailed surface water drainage scheme prior to commencement of development. The submitted Flood Risk Assessment and Drainage Strategy covers this

requirement and has been updated through the course of the application to respond to initial comments made by the Lead Local Flood Authority (LLFA). The scheme comprises discharge of rainfall run-off to watercourses on the site's perimeter, with various SuDS measures incorporated including rain gardens, cellular storage within parking courts and permeable paving. Following review of the updated document, the LLFA has confirmed that the majority of their initial queries have been addressed, but that further clarification is required in relation to catchment plans and maintenance of pipes running through gardens. An update on this matter will be provided prior to the committee meeting.

157. Condition 64 – Ecological Mitigation and Management Plan

158. This condition requires each reserved matters application to be accompanied by a detailed Ecological Mitigation and Management Plan (EMMP). This is to be approved before any works commence. The EMMP is required to be based on up to date ecological survey information and to detail the required avoidance and mitigation measures along with a timetable for implementation.
159. A number of ecological documents have been submitted with this reserved matters application. This includes an Ecological Impact Assessment and a Bat Survey Technical Note, as well as an Ecological Mitigation and Management Plan (EMMP). These reports and surveys confirm the presence of a variety of protected species within the site, including dormice, reptiles and bats.
160. The Bat Survey Technical Note confirms that six species of bat are present in proximity of The Holme and Homestall (and The Folds). This includes a rare species of bat known as the Barbastelle, and in order to protect this species from harm, a 25m buffer zone (free from development) is required around the trees where they are present. The site layout on the north-eastern side of The Homestall was designed accordingly to ensure that the required buffer zone is achieved.
161. The Council's Ecologist has reviewed the ecological reports including the EMMP and is satisfied with their content, noting that adherence to the reports will ensure no detrimental impacts to habitats or species. The requirements of Condition 64 have therefore been met, and the condition includes a requirement that development is carried out in accordance with the approved details, therefore no further condition for compliance is required for this reserved matters.
162. Whilst the requirements of Condition 64 are considered to have been met, this condition does not cover details of specific protected species enhancement measures for the proposed development. This matter is considered under Condition 71 below.

Condition 71 - Biodiversity net gain (BNG)

163. This condition requires all reserved matters submissions to be accompanied by details (report and tracker) to demonstrate how the particular site contributes to the achievement of biodiversity net gain across the One Horton Heath development as a whole. The BNG tracker is then required to be approved in writing prior to commencement of development on each reserved matters phase.
164. This application is accompanied by a Biodiversity Net Gain Report. This includes a Biodiversity Metric and details of biodiversity enhancement and compensation measures. The Metric confirms that The Homestal and The Holme would deliver a gain of 6.58 habitat units and a loss of 0.84 hedgerow units. The Council's Ecologist has confirmed that this is as anticipated and that they are satisfied that the One Horton Heath development as a whole will achieve a biodiversity net gain. The main gains will result from the wider Green Infrastructure proposals, which will be subject to a separate reserved matters submission.
165. Whilst a BNG tracker has not been provided at this point, the approval of this is not required until prior to commencement of development. This condition has therefore only been partially complied with at this stage.
166. Although species based enhancements are not counted towards BNG, the Ecological Impact Assessment refers to the provision of bird boxes within retained trees and on new buildings near to boundary habitat. However, Hampshire Swifts consider these should be incorporated more widely throughout the development. Other species specific enhancements are also proposed, such as additional habitats for reptiles, nest boxes for dormice and new habitat for reptiles. A new condition is therefore recommended, to agree the precise number and location of bird boxes / bricks, and other species enhancement measures to ensure a holistic approach is taken across all reserved matters parcels.

Condition 72 – New Forest mitigation

167. The reserved matters application is accompanied by a report titled 'Mitigation to the New Forest Protected Sites', which has been submitted in accordance with the requirements of Condition 72 of the outline permission. This document confirms that mitigation of recreational impacts on the New Forest protected sites would be achieved in line with the strategy agreed at outline application stage in liaison with Natural England. This mitigation would comprise contributions towards the Soke Park Common Suitable Alternative Natural Greenspace (SANG), on-site provision of Alternative Natural Recreational Greenspace (ANRG), and commitment to a supplemental payment towards further SANG provision in the Borough. Natural

England has confirmed it has no objection to the agreed mitigation strategy and on this basis, it is concluded that the requirements of the first element of Condition 72 in respect of this reserved matters submission have been met. The condition also requires further details of on-site mitigation including footpaths, bins, signage etc, which would come forward through a subsequent Green Infrastructure reserved matters submission.

Condition 76 – Nutrient neutrality

168. This condition of the outline permission requires written agreement of a suitable nutrient neutrality mitigation scheme (part a) and for the agreed scheme to be implemented (part b).
169. For this reserved matters submission, a Nutrient Neutrality Assessment has been submitted. This confirms that the nutrient mitigation strategy for these development parcels would comprise nitrate and phosphate benefits brought forward from the Quobleigh Breach phase along with off-setting through the purchase of nutrient (phosphate) credits from Eastleigh Borough Council. Natural England is satisfied that the strategy aligns with that agreed for the wider One Horton Heath development and has raised no objection. It is therefore considered that part a of the condition has been complied with in respect of The Holme and Homestall.

Other matters

- Sustainability measures and climate change

170. Policies S1, DM2 and DM3 of the Local Plan and the NPPF require development to be sustainable in terms of resource use, climate change and energy use. The outline planning application was accompanied by an Energy and Sustainability Statement and an update to this has been provided with the reserved matters submission (Overarching Energy and Sustainability Strategy, November 2025). This document confirms that the One Horton Heath development as a whole has been designed with a number of sustainability measures incorporated, including the use of heat pump technology, reduced water consumption, measures within building design to improve energy efficiency and prevent overheating, incorporation of significant green infrastructure to enhance biodiversity, use of sustainably sourced materials and promotion of sustainable transport. Condition 74 of the outline permission requires the development to be implemented in broad accordance with the measures outlined in the Sustainability Strategy and for water consumption calculations to be provided, approved and implemented for each phase of development prior to occupation. Subject to compliance with this condition, the development would accord with relevant local and national policies relating to energy efficiency and climate change.

- *Noise*

171. Under Condition 45 of the outline planning permission, a Noise Assessment is required prior to commencement of development on each phase. This is required to confirm how future residents would be protected from noise impacts, mainly in relation to road traffic noise. Whilst a Noise Impact Assessment was submitted with this reserved matters application and the mitigation including appropriate glazing for properties closest to the main roads, is considered appropriate in principle, some further information is still required to comply with condition 45. This matter will therefore be dealt with at a later date in accordance with the condition.

- *Contaminated land*

172. Condition 42 of the outline permission requires further contaminated land information to be submitted and approved prior to commencement of development on each phase. This includes a Phase 2 Site investigation and ground conditions report, and a site specific scheme for remedial works.
173. The application was accompanied by a Ground Investigation Report which has been reviewed by the Council's Environmental Health Officer. The findings of the report are noted and generally agreed, but further information is required and therefore this matter will be dealt with separately to this application in accordance with condition 42.

- *Habitats Regulations Assessment (HRA)*

174. Paragraphs 32 to 34 summarise the HRA Appropriate Assessment that was carried out for the outline planning permission, and the mitigation measures that are secured through conditions and the S106 legal agreement in order to prevent adverse impacts on the integrity of protected sites (including the River Itchen Special Area of Conservation, the Solent complex of protected sites, New Forest protected sites, and Sites of Special Scientific Interest).
175. For this submission, the Ecological Impact Assessment sets out an assessment of the impacts, along with comprehensive mitigation measures (as agreed at outline stage) and concludes that with the mitigation measures in place, there would be no adverse impacts to protected species or designated sites. This is agreed and has been reviewed and confirmed by the Council's Ecologist. No objection is raised by Natural England.

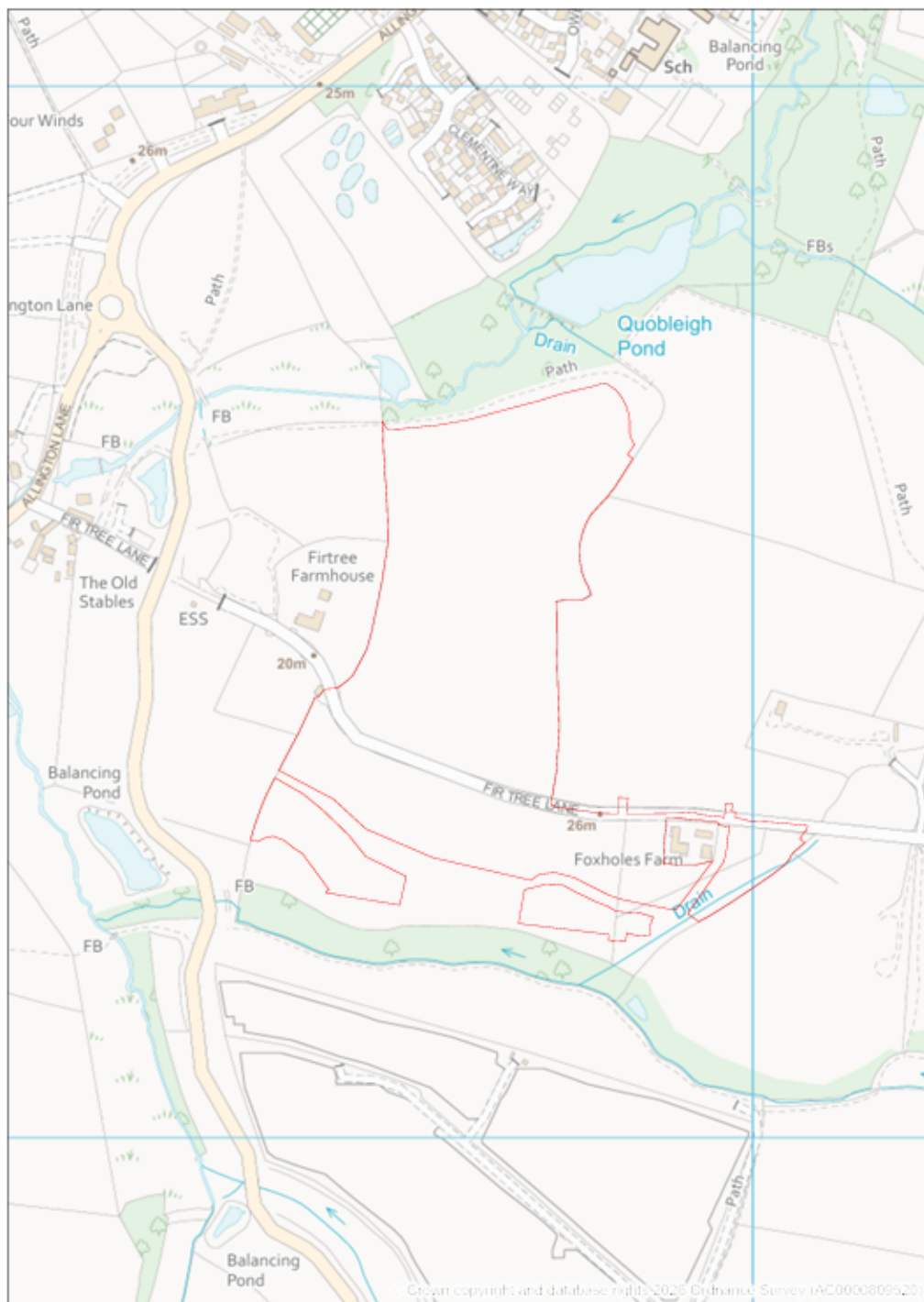
Conclusion

176. The principle of the development was established through the granting of outline planning permission (ref. O/20/89498). The proposals accord

with the principles set out on the approved parameter plans and masterplan from the outline scheme and the Design Code.

177. The proposals are considered acceptable in terms of layout, providing legible and well connected developments that relate appropriately to their context and that of adjacent development parcels and open spaces. The scale and appearance of the proposed buildings are considered appropriate in relation to the site constraints and surroundings and would incorporate appropriate architectural detailing to add visual interest and define character areas. The landscaping scheme has been successfully developed to create an attractive setting and to enhance biodiversity.
178. Any outstanding technical matters are either secured through the outline permission conditions or addressed through additional reserved matters conditions. Overall, the reserved matters comply with the relevant policies of the Eastleigh Borough Local Plan, the Quality Places SPD and the National Planning Policy Framework, and align with the principles of the outline permission and Design Code. The proposals therefore represent an appropriate, policy compliant form of development and the application is recommended for approval.

RM/25/100615



EASTLEIGH
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Date: 07/04/2026

Scale: 1:5000